



GRASSROOTS
REALTY GROUP

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213 Seton Grove SE
Calgary, Alberta

MLS # A2203536



\$469,900

Division:	Seton		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,252 sq.ft.	Age:	2025 (0 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Tandem		
Lot Size:	0.02 Acre		
Lot Feat:	Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 226
Basement:	None	LLD:	-
Exterior:	Composite Siding	Zoning:	-
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Quartz Counters		

Inclusions: None

BELOW GRADE MEASUREMENTS ARE ADD TO ABOVE GRADE Welcome to this stunning, award-winning Trico Homes new build, featuring two bedrooms and 2.5 bathrooms with OVER \$7,440 IN UPGRADES. Situated in the family-friendly community of Seton, this townhome offers modern style and functionality. Step inside and be greeted by a beautifully designed space showcasing a SCANDINAVIAN MINIMALIST INTERIOR DESIGN PALETTE. Luxury vinyl flooring extends throughout the main level, complementing the sleek and contemporary feel. Window coverings have already been installed, with ZEBRA BLINDS featured throughout the home for added privacy and style. On the entry level, you'll find a spacious DOUBLE ATTACHED TANDEM GARAGE, providing both convenience and storage. Head upstairs to the main level, where an open-concept floor plan seamlessly connects the dining room, kitchen, and living room. The kitchen is thoughtfully designed with CEILING-HEIGHT cabinets, a SILGRANIT UNDERMOUNT SINK, a quartz countertop, brand-new stainless steel appliances, and a stylish kitchen island. A beautiful light fixture enhances the dining area, creating a warm and inviting atmosphere. The living room offers direct access to an 11' x 6' x 10' VINYL DECK, perfect for relaxing and enjoying fresh air from your private balcony. On the upper level, you'll find two spacious bedrooms, each featuring its own 4-piece ensuite bathroom. These bathrooms are elegantly finished with tile extending to the ceiling above the showers and undermount sinks, adding a luxurious touch. Living in Seton means access to an incredible array of amenities. The Seton YMCA offers a swimming pool, gymnasium, fitness center, dance classes, an ice rink, and a public library. Nearby, you'll find a variety of

stores, restaurants, and entertainment, including the Seton Cineplex and the South Health Campus hospital. Seton is also home to Joane Cardinal Schubert High School, and a new community center is currently under development, which will feature an outdoor rink. *All RMS measurements are extracted from the builder blueprints.