



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
OUELLETTE
ASSOCIATE

780-831-7725
jackadmin@gpremax.com

215 Seton Grove SE
Calgary, Alberta

MLS # A2252136



\$449,900

Division:	Seton		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,282 sq.ft.	Age:	2024 (1 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Tandem		
Lot Size:	-		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 225
Basement:	None	LLD:	-
Exterior:	Composite Siding	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Quartz Counters		

Inclusions: None

Welcome to this modern 3-level townhome that combines style, function, and comfort in a highly desirable community of Seton. Offering 2 bedrooms, 2.5 bathrooms, and a versatile layout, this home is designed to meet today's lifestyle needs. The bright and open main floor features a semi built-in kitchen with sleek quartz countertops, a gas line to the range, stainless steel appliances, and warm wood cabinetry. The adjacent dining and living area is enhanced with extra lighting, creating a welcoming atmosphere perfect for entertaining or relaxing. Step outside onto your balcony for morning coffee or evening barbecues with the added convenience of a gas line hookup. Upstairs, you'll find 2 spacious bedrooms including a primary suite with a private ensuite and ample closet space. A second full bathroom and laundry complete the upper level, providing convenience and privacy. The home includes luxury vinyl plank flooring throughout and carpeting in throughout the upstairs. Additional highlights include quartz counters throughout, AC rough-in for future cooling, and a second balcony to enjoy fresh air and views. The ground level offers a 2-car tandem garage providing plenty of storage and parking flexibility. This home offers simplified living without sacrificing space. Located in a thoughtfully planned community, you're surrounded by modern design, green spaces, and easy access to amenities, schools, and commuter routes. If you're seeking a home with modern finishes and thoughtful upgrades, this townhome is an excellent choice.