

# \$449,900 - 215 Seton Grove Se, Calgary

MLS® #A2252136

**\$449,900**

2 Bedroom, 3.00 Bathroom, 1,282 sqft

Residential on 0.00 Acres

Seton, Calgary, Alberta

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, youâ€™re surrounded by modern design, green spaces, and easy access to amenities, schools, and commuter routes. If youâ€™re seeking a home with modern finishes and thoughtful upgrades, this townhome is an excellent choice.

Built in 2024

**Essential Information**

MLS® #	A2252136
Price	\$449,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,282
Acres	0.00
Year Built	2024
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

**Community Information**

Address	215 Seton Grove Se
Subdivision	Seton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3T1

**Amenities**

Amenities	Bicycle Storage, Parking, Playground, Secured Parking, Snow Removal, Trash, Visitor Parking, Clubhouse
Parking Spaces	2
Parking	Double Garage Attached, Tandem

# of Garages            2

### **Interior**

Interior Features    Double Vanity, Kitchen Island, Quartz Counters  
Appliances           Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Stove(s),  
                         Washer  
Heating                Forced Air  
Cooling                Rough-In  
Basement              None

### **Exterior**

Exterior Features    Balcony  
Lot Description       Back Lane  
Roof                    Asphalt Shingle  
Construction          Composite Siding  
Foundation            Poured Concrete

### **Additional Information**

Date Listed            August 28th, 2025  
Zoning                  M-1  
HOA Fees               375  
HOA Fees Freq.       ANN

### **Listing Details**

Listing Office           eXp Realty

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