

# \$452,890 - 217 Seton Grove Se, Calgary

MLS® #A2241946

**\$452,890**

2 Bedroom, 3.00 Bathroom, 1,294 sqft

Residential on 0.02 Acres

Seton, Calgary, Alberta

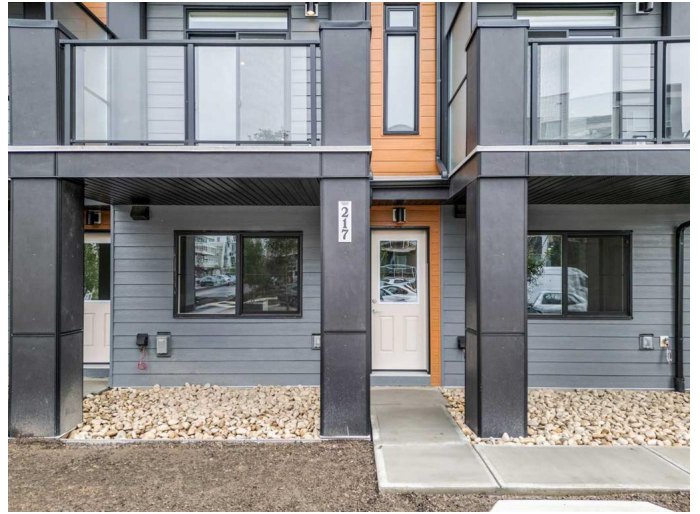
**\*\*\*OPEN HOUSE Saturday and Sunday from 2pm to 4pm, Stop by Showhome for Access\*\*\***

Welcome to this stunning, award-winning new build by Trico Homes, offering two bedrooms and 2.5 bathrooms along with over \$7,440 in upgrades. Located in the vibrant and family-friendly community of Seton, this thoughtfully crafted townhome blends modern design with everyday functionality.

Inside, you'll find a beautifully finished interior highlighted by a MID-CENTURY MODERN Design Palette and luxury vinyl flooring throughout the main level, contributing to a clean and contemporary aesthetic. Zebra blinds have been installed on all windows, offering both style and privacy.

The entry level includes a double attached tandem garage, providing ample space for parking and storage. On the main floor, an open-concept layout connects the dining area, kitchen, and living room, creating an ideal space for both daily living and entertaining. The kitchen is equipped with ceiling-height cabinetry, a Silgranit undermount sink, quartz countertops, brand-new stainless steel appliances, and a functional kitchen island. A striking light fixture defines the dining area, while the living room opens directly to a vinyl deck, offering a comfortable outdoor space to relax and unwind.

Upstairs, you'll find two generously sized



bedrooms, each complete with its own 4-piece ensuite bathroom. These bathrooms are finished with full-height tiled showers and undermount sinks, adding an elevated touch to the design.

This home is ideally situated within walking distance to a wide variety of amenities. Residents can enjoy the Seton YMCA, which includes a swimming pool, fitness center, gymnasium, dance studios, an ice rink, and a public library. Nearby, you'll also find numerous restaurants, shops, and entertainment venues including Cineplex Seton and the South Health Campus hospital. Families will appreciate the proximity to Joane Cardinal Schubert High School, and the community will soon welcome a brand-new community center featuring an outdoor rink. Don't miss your chance to view - book a private showing today!

Built in 2025

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2241946      |
| Price          | \$452,890     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,294         |
| Acres          | 0.02          |
| Year Built     | 2025          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

**Community Information**

|         |                    |
|---------|--------------------|
| Address | 217 Seton Grove Se |
|---------|--------------------|

|             |         |
|-------------|---------|
| Subdivision | Seton   |
| City        | Calgary |
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T3M 3T1 |

### Amenities

|                |                                                                                                |
|----------------|------------------------------------------------------------------------------------------------|
| Amenities      | Clubhouse, Parking, Playground, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking |
| 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    | July 24th, 2025 |
| Days on Market | 56              |
| Zoning         | M-1             |
| HOA Fees       | 430             |
| HOA Fees Freq. | ANN             |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services

provided by real estate professionals who are members of CREA. Used under license.