

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

MLS® #A2252136

**\$449,900**

2 Bedroom, 3.00 Bathroom, 1,282 sqft

Residential on 0.02 Acres

Seton, Calgary, Alberta

\*\*\*Open House Saturday from 2pm to 4pm\*\*\*

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          | 0.02          |
| 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, Clubhouse, Parking, Playground, Secured Parking, Snow Removal, 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    | August 28th, 2025 |
| Days on Market | 46                |
| 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.