



CORY PELCHAT
REALTOR®
GRASSROOTS REALTY GROUP LTD.

780-933-9938
pelchatsold@gmail.com

217 Seton Grove SE
Calgary, Alberta

MLS # A2264963



\$435,000

Division:	Seton		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,294 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:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 226
Basement:	None	LLD:	-
Exterior:	Composite Siding	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Quartz Counters		

Inclusions: None

OPEN HOUSE Saturday from 12:30pm to 4:30pm and Sunday from 2pm-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!