

\$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 Saturday and Sunday 2pm to 4pm, stop by Showhome for Access*** 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	23
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.