

\$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	57
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.