



GRASSROOTS
REALTY GROUP

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3872 202 Avenue SE
Calgary, Alberta

MLS # A2317573



\$525,000

Division:	Seton		
Type:	Residential/Four Plex		
Style:	3 Level Split		
Size:	1,389 sq.ft.	Age:	2020 (6 yrs old)
Beds:	2	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn, Other, See Remarks		

Heating: Forced Air, Natural Gas

Floors: Carpet, Tile, Vinyl

Roof: Asphalt Shingle

Basement: Full

Exterior: Wood Frame

Foundation: Poured Concrete

Features: Bathroom Rough-in, Breakfast Bar, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Storage, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: N/A

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-Gm

Utilities: -

OPEN HOUSE Saturday June 27, 10 AM - 12 PM Welcome to this stunning end unit townhouse in the heart of Seton, where thoughtful design, quality finishes, and an unbeatable location come together in one exceptional home. From the moment you step inside, the soaring open to below ceilings and dramatic arched charcoal feature wall set the tone for what this home delivers throughout. The main living area is bright and open, with vinyl plank flooring, oversized windows, and an electric fireplace that anchors the space beautifully. The kitchen is a true standout with two-tone grey cabinetry, quartz countertops, a tile backsplash extending to the ceiling, stainless steel appliances including a chimney hood fan, and a central island with bar seating. The dining area flows seamlessly from the kitchen with its own statement ring pendant and direct sightlines to the living room, perfect for entertaining. Upstairs, the layout is designed with privacy in mind. The primary bedroom occupies its own level, offering a quiet retreat complete with a spacious walk-in closet and a luxurious ensuite featuring a soaker tub, glass-enclosed shower with full tile surround, and a dual quartz vanity. The second bedroom and full bath are tucked on a separate half level down the hall, making it ideal for guests, a nursery, or a home office. The dedicated laundry room impresses with built-in shelving and a folding counter, a detail that speaks to the overall quality of this build. Outside, the end unit position means extra privacy and natural light on three sides. The sunny deck, landscaped and fenced yard, and solar panels round out a home that is as practical as it is beautiful. An unfinished basement offers the opportunity to add value and make the space entirely your own. All of this steps from the Seton HOA, the world's largest YMCA, South Health Campus, and the shops and restaurants of the Seton Urban

District, with quick access to both Deerfoot and Stoney Trail. This is the one.