

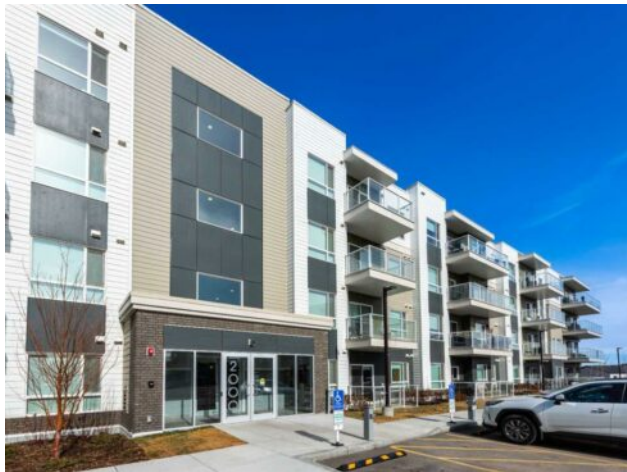


GRASSROOTS
REALTY GROUP

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**2401, 220 Seton Grove SE
Calgary, Alberta**

MLS # A2230292



\$369,900

Division:	Seton		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	864 sq.ft.	Age:	2023 (2 yrs old)
Beds:	2	Baths:	2
Garage:	Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Membrane	Condo Fee:	\$ 330
Basement:	-	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	M-1
Foundation:	-	Utilities:	-
Features:	Double Vanity, Elevator, Kitchen Island, No Animal Home, No Smoking Home		

Inclusions: N O N E

You have found modern elegance in the heart of Seton in this two bedroom, two bathroom, south-facing, top floor unit! Welcome to your dream condo in the vibrant community of Seton! This stunning top-floor, south-facing unit is flooded with natural sunlight and offers a clear, unobstructed view from the private balcony – perfect for relaxing or entertaining. Step inside and be greeted by a modern, open-concept layout featuring a designer kitchen with a luxurious waterfall quartz island, upgraded backsplash, and sleek finishes that blend style and function. Both full bathrooms are upgraded with floor-to-ceiling tiles, creating a spa-like ambiance. The primary suite includes a walk-in closet with custom shelving for extra storage and organization. Enjoy year-round comfort with built-in air conditioning, and the convenience of underground parking and an additional storage locker. This unit is ideal for young professionals, small families, or down-sizers looking for a modern lifestyle in a prime location. Just steps away from grocery stores, restaurants, shops, the largest YMCA in the world, and South Health Campus Hospital – everything you need is right at your doorstep. If you're searching for modern luxury, natural light, and unbeatable convenience, your search ends here.