



GRASSROOTS
REALTY GROUP

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**3402, 220 Seton Grove SE
Calgary, Alberta**

MLS # A2237299



\$399,000

Division:	Seton		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,165 sq.ft.	Age:	2023 (2 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 412
Basement:	-	LLD:	-
Exterior:	Composite Siding, Concrete, Wood Frame	Zoning:	M-1
Foundation:	-	Utilities:	-
Features:	Chandelier, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s)		

Inclusions: None

Welcome to your new home in the vibrant community of Seton! This bright and modern 2-bedroom, 2-bathroom, 1,153 sq. ft condo is located on the top floor, offering extra privacy and great views. Step inside to enjoy a spacious open-concept layout, perfect for relaxing or entertaining. The kitchen features stylish cabinets, quartz countertops, and stainless steel appliances. Both bedrooms are generously sized, with the primary bedroom including a full ensuite and walk-through closet. Enjoy morning coffee on your private balcony, and keep your car warm year-round with underground heated parking. You're just steps away from the YMCA, South Health Campus, shopping, restaurants, and more. This is the perfect home for first-time buyers, professionals, or investors looking for a low-maintenance lifestyle in one of Calgary's fastest-growing communities.