



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

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

**MLS # A2237299**



**\$393,000**

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

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 412
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Concrete, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	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. Please note: Some floor edges have experienced minor shrinkage. The seller is willing to either repair the issue or offer a price adjustment, to be finalized upon or before the completion date.