



GRASSROOTS
REALTY GROUP

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2302, 220 Seton Grove SE
Calgary, Alberta

MLS # A2270273



\$415,000

Division:	Seton		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,189 sq.ft.	Age:	2023 (2 yrs old)
Beds:	3	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 454
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding, Metal Frame, Wood Frame	Zoning:	M-1
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)		
Inclusions:	NA		

New on the Market in Seton! Offered at \$415,000 MLS A2270273 2302, 220 Seton Grove SE Step into Seton Summit, one of Calgary's most sought-after communities, crafted by Cedarglen Living. This stunning 3-bedroom, 2-bathroom home offers 1,189 square feet of thoughtfully designed living space (1,269 sq.ft. builder size) with a bright, open-concept layout, 9' knockdown ceilings, and luxury vinyl plank flooring throughout. Bathed in southern light, this 3rd-floor unit features a spacious balcony spanning over 20 feet in length—perfect for entertaining or unwinding with a view. The kitchen is nothing short of spectacular, with floor-to-ceiling cabinetry, quartz countertops, an undermount sink, stainless steel appliances, upgraded lighting, a walk-in pantry and an oversized island that flows seamlessly into the living and dining areas. The primary retreat is a true sanctuary, offering a walk-in closet, and a 4 piece ensuite with dual vanities and a stand-up shower. Two additional bedrooms provide flexibility for family, guests, or a home office, while the nearby laundry/storage room and second full bath complete this highly functional layout. Thoughtful details include clear glass balcony railings, triple pane windows and air conditioning to ensure comfort year-round. Beyond your door, the lifestyle is unbeatable. Enjoy walking access to the world's largest YMCA, the Seton HOA, shops, restaurants, cafes, and the South Health Campus Hospital. Additional amenities include: low condo fees, plenty of visitor parking, separate storage and dedicated bike storage. Pet-friendly (up to two 35KG pets), with underground titled parking and roller blinds, this home blends convenience and everyday practicality into one irresistible package!

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