



3207, 220 Seton Grove SE
Calgary, Alberta

MLS # A2277842



\$425,000

Division: Seton

Type: Residential/Low Rise (2-4 stories)

Style: Apartment-Single Level Unit

Size: 1,101 sq.ft. **Age:** 2023 (3 yrs old)

Beds: 2 **Baths:** 2

Garage: Parkade, Underground

Lot Size: -

Lot Feat: -

Heating: Baseboard

Water: -

Floors: Ceramic Tile, Vinyl Plank

Sewer: -

Roof: -

Condo Fee: \$ 412

Basement: -

LLD: -

Exterior: Brick, Composite Siding, Metal Frame, Wood Frame

Zoning: M-1

Foundation: -

Utilities: -

Features: High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks

Inclusions: N/A

Welcome to this beautifully designed 2-bedroom, 2-bathroom corner unit condo offering 1,101 sq ft of modern living space in the highly sought-after Seton Summit. Featuring an open-concept floor plan with soaring high ceilings, this bright and spacious unit is perfect for both everyday living and entertaining. The contemporary kitchen is finished with quartz countertops, ample cabinetry, and seamlessly flows into the living and dining areas. Step outside to your private balcony, ideal for enjoying morning coffee or evening relaxation. The thoughtfully laid-out bedrooms provide privacy and comfort, including a generous primary suite with a full ensuite. Additional highlights include titled underground parking, in-suite laundry, and modern finishes throughout. Located in the vibrant community of Seton, you're just steps away from shopping, dining, the South Health Campus, YMCA, and excellent access to major roadways. This home offers the perfect blend of style, convenience, and lifestyle; don't miss it!