



**3207, 220 Seton Grove SE  
Calgary, Alberta**

**MLS # A2277842**



**\$425,000**

<b>Division:</b>	Seton		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,101 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 412
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Metal Frame, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	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 (2023 Built, 2024 Occupancy) 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 HEATED 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!