



**GRASSROOTS**  
REALTY GROUP

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**1205, 220 Seton Grove SE**  
**Calgary, Alberta**

**MLS # A2282686**



**\$369,800**

<b>Division:</b>	Seton		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	861 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Secured, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 330
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	-	<b>Utilities:</b>	-

**Features:** Chandelier, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)

**Inclusions:** Wall Mount Air Conditioner

Welcome to this stunning, like-new 2-bedroom, 2-bathroom condo located in the highly sought-after community of Seton in Southeast Calgary. Only two years old, this beautifully upgraded west-facing unit offers modern comfort, exceptional functionality, and an unbeatable location surrounded by top amenities. Designed with both style and convenience in mind, the home features thoughtful upgrades throughout, including enhanced sound-dampening chips in the ceiling for added peace and privacy. The kitchen has been improved with a pot-and-pan drawer and additional cabinetry with double doors beneath the counter, providing valuable extra storage. The laundry area has been tastefully revised with custom built-in cabinetry, creating an organized and efficient space. The spacious primary suite includes added built-ins in the walk-in closet and the ensuite offers even more storage, while the upgraded lighting throughout the unit adds a bright, contemporary feel. Enjoy year-round comfort with air conditioning and the warm afternoon sun from your west-facing exposure. Seton is one of Calgary's most vibrant and growing communities, offering unmatched convenience with the South Health Campus, the world-class YMCA, shopping, restaurants, and public transit all just minutes away. Plus, a fantastic recreational facility located right across the street makes this an ideal home for an active lifestyle. This home shows exceptionally well and is truly move-in ready &mdash; an incredible opportunity to own a beautifully finished condo in one of Calgary's best urban hubs. Don't miss out!