



**2412, 220 Seton Grove SE  
Calgary, Alberta**

**MLS # A2288147**



**\$409,786**

<b>Division:</b>	Seton		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,084 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 412
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry		

**Inclusions:** N/A

Beautiful, recently built complex!! A very popular, sought-after young community of Seton that is home to the South Health Center, a popular and Unique YMCA- the largest in the world, casual and formal dining, and shopping. This Large 1085+ sq. ft. 2-bedroom, 2-bathroom unit is inviting, open, and just the perfect place to come home to. Tastefully finished open floor plan with 9ft high ceilings, Luxury vinyl laminate flooring in the main living areas. The kitchen is stunning with modern white cabinets, granite counters, white backsplash tiles, and stainless steel appliances. The living room is very spacious and bright with lots of natural light streaming from three large windows. Enjoy large family or intimate dinners in the ideal Dining room. The Primary Suite has a 4-piece en-suite and a very large walk-in closet. The second bedroom is a very good size too. 4-piece main bathroom, and in-suite laundry. Freshly painted and professionally cleaned. The bonus is underground titled parking. This top-floor unit with wrap-around balcony is the perfect place to call home in this beautiful community of Seton that has so much to offer your family.