



**1201, 220 Seton Grove SE
Calgary, Alberta**

MLS # A2167104



\$465,000

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|------------------|--|---------------|------------------|
| Division: | Seton | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment | | |
| Size: | 1,056 sq.ft. | Age: | 2023 (1 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Garage Door Opener, Heated Garage, Titled, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|---|-------------------|--------|
| Heating: | Baseboard, Electric | Water: | - |
| Floors: | Vinyl Plank | Sewer: | - |
| Roof: | Flat, Membrane | Condo Fee: | \$ 397 |
| Basement: | - | LLD: | - |
| Exterior: | Brick, Composite Siding, Wood Frame | Zoning: | M-1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Chandelier, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s) | | |
| Inclusions: | N/A | | |

Welcome to Seton Summit, a highly sought-after development in Calgary. Built by Cedarglen Living, a well-respected builder who has been awarded the "Builder of Choice" title. This must see 1,056.12 RMS square feet (1,112 sq. ft builder's measurements) second floor corner unit with a stunning wrap around balcony. The suite features 2 bedrooms each with their own walk-in closets, 2 bathrooms, quartz counter tops throughout and 9-foot ceilings, creating an airy and spacious atmosphere. Throughout the unit, you'll find high-quality LVP (Luxury Vinyl Plank) and LVT (Luxury Vinyl Tile) flooring, which not only adds style but also ensures durability and easy maintenance. It is also equipped with in suite laundry, an air conditioning system, a gas line that leads to the balcony, storage space and a titled underground parking space. The open concept kitchen features full-height cabinets, and stainless-steel Samsung appliances that complement the modern aesthetic. The island has multiple uses that range from offering ample space for meal preparation to becoming a seamless transition into the spacious living area and large dining room. A perfect addition for entertaining guests and that includes a recycling center. You'll find an abundance of shopping options, dining establishments, cinemas, and other leisure facilities such as the Seton HOA are in close proximity. HWY 2 & transit options are near by making it an easy commute to work or explore the surrounding areas. One of the standout attractions near this development is the largest YMCA in the world and South Hospital, providing easy access to quality services. Don't miss out on this amazing opportunity to live in a suite that offers both comfort and convenience.