



**1105, 220 Seton Grove SE  
Calgary, Alberta**

**MLS # A2170144**



**\$449,900**

<b>Division:</b>	Seton		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	858 sq.ft.	<b>Age:</b>	2022 (2 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Heated Garage, Parkade, Parking Lot, Secured, See Remarks, Title		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, See Remarks, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 329
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, See Remarks, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Vinyl Windows		
<b>Inclusions:</b>	AC Unit		

Step into the pinnacle of luxury living with this immaculate 2-bedroom, 2-bathroom main-floor condominium, formerly the SHOW SUITE, in the highly sought-after community of Seton. Finished to a higher spec than any other unit in the building, this exceptional home is enhanced with premium upgrades and luxurious finishes throughout. Bathed in natural light from its southern exposure, the unit welcomes you with an open, airy ambiance. Along with a titled underground heated parking stall, storage locker, and 2 bike storage allocations, the condo also includes an assigned above-ground parking spot located directly in front of the unit for ultimate convenience. The beautifully designed kitchen features UPGRADED elegant baby blue cabinetry accented with gold fixtures, sleek quartz countertops, and an expansive island with seating—perfect for casual meals or entertaining in style. Upgraded lighting and plumbing fixtures elevate the space, creating a refined atmosphere that exudes modern sophistication. Adding to its allure, the condo is equipped with an air conditioning unit for year-round comfort. The primary bedroom serves as a private retreat, offering a luxurious ensuite with dual sinks, a spacious walk-in shower, and a walk-in closet for ample storage. The second generously sized bedroom provides flexibility for use as a home office, guest room, or additional living space, and is conveniently located next to a stylish guest bathroom. This unit also offers excellent income potential, being Airbnb-friendly, allowing you to host short-term guests for extra income. Practicality meets comfort with in-suite laundry, abundant storage, and premium parking options. Located just steps away from an array of amenities—shopping, dining, entertainment, and recreational facilities—this condo blends luxury, convenience, and income potential. With easy access

to major transportation routes, commuting is a breeze. Don't miss the opportunity to own this high-spec, former show suite—schedule a private showing today and experience luxury living with Airbnb potential in Seton!