



**3307, 220 Seton Grove SE
Calgary, Alberta**

MLS # A2183543



\$435,000

Division:	Seton		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	1,090 sq.ft.	Age:	2023 (2 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Flat, Membrane	Condo Fee:	\$ 412
Basement:	-	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, Pantry, Quartz Counters, Recessed Lighting		

Inclusions: none

Welcome to Your Dream Condo in Seton! Discover modern living at its finest in this stunning 2-bedroom, 2-bathroom corner unit condo, nestled in the highly sought-after community of Seton. Situated on the 3rd floor, this home offers breathtaking mountain views and an abundance of natural light, thanks to the expansive windows and open floor plan. Step into the chef's kitchen, where culinary dreams come to life with stainless steel appliances, sleek cabinetry, a large island perfect for entertaining, and a spacious pantry. The open concept seamlessly connects the kitchen to the bright and inviting living and dining areas, creating a space that's as functional as it is beautiful. The primary bedroom is a true retreat, boasting a luxurious ensuite with double sinks, a walk-in shower, and a massive walk-in closet to meet all your storage needs. The second bedroom is equally impressive, located next to a 4-piece bathroom, making it perfect for guests or family. Convenience is key with a large laundry room offering extra storage space. Additional perks include heated titled parking a assigned storage unit and bike allocations. A huge bonus is the Airbnb-friendly designation which makes it ideal for short-term rentals or savvy investors. Located in one of Calgary's most vibrant communities, you'll be steps away from shopping, dining, entertainment, scenic pathways and major highway's. Don't miss this rare opportunity to call this exceptional condo home!