



**2206, 220 Seton Grove SE  
Calgary, Alberta**

**MLS # A2183545**



**\$398,000**

<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>	2023 (2 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Electric	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 330
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame, Wood Siding	<b>Zoning:</b>	M-1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Elevator, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Vinyl Windows		

**Inclusions:** N/A

Welcome to your dream condo! This stunning 2-bedroom, 2-bathroom located on the second floor boasts over 850 square feet of meticulously cared-for living space, still feeling brand new! With titled underground parking, this home combines convenience with style. Step inside to discover a bright, open-concept floor plan featuring 9-foot ceilings and an abundance of windows that flood the space with natural light. The modern finishes include vinyl flooring throughout, quartz countertops, upgraded stainless steel appliances, and a spacious extended kitchen island, perfect for entertaining. You’ll appreciate the thoughtful details like the built-in pantry and additional cabinetry in the laundry room plus a large walk-in closet. Enjoy your morning coffee or evening sunset on the large wrap-around balcony, adding even more charm to this inviting space. Located in a vibrant community, you’ll have easy access to shopping, delightful restaurants, and exciting entertainment options. Don’t miss the opportunity to make this exquisite condo your new home! Call for your private viewing today!