



**1302, 220 Seton Grove
Calgary, Alberta**

MLS # A2185856



\$459,000

Division:	Seton		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	1,092 sq.ft.	Age:	2023 (2 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 412
Basement:	-	LLD:	-
Exterior:	Composite Siding, Concrete, Metal Siding , Wood Frame	Zoning:	M-1
Foundation:	-	Utilities:	-

Features: Breakfast Bar, Built-in Features, Chandelier, Elevator, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Storage, Walk-In Closet(s)

Inclusions: None

Welcome to Seton Summit, a fantastic corner unit on 3rd floor in SE Seton Calgary, built by the award-winning Cedarglen Living. This spacious 1,091 sq. ft. home features a Double balcony, a lovely wrap-around balcony, perfect for enjoying the outdoors. With 2 bedrooms, walk-in closets, and 2 modern bathrooms, this unit feels bright and airy thanks to the 9-foot ceilings. The stylish Vinyl Plank flooring is durable and easy to clean. Enjoy the convenience of in-suite laundry, air conditioning system rough in, locker and a titled underground parking space. The open kitchen is great for cooking and entertaining, featuring full-height cabinets and stainless-steel Samsung appliances, flowing into the large living and dining areas. You’ll love the nearby shopping, restaurants, and the largest YMCA. Plus, easy access to HWY 2 and public transit makes commuting a breeze. Don’t miss the chance to call this wonderful suite your home! Call now for private tour.