



3405, 220 Seton Grove SE
Calgary, Alberta

MLS # A2189643



\$479,900

Division:	Seton		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	1,185 sq.ft.	Age:	2023 (2 yrs old)
Beds:	3	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 454
Basement:	-	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	M-1
Foundation:	-	Utilities:	-
Features:	Double Vanity, Kitchen Island, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: None

3 BED 2 BATH | HUGE 1185 SQ.FT | TOP FLOOR UNIT | HEATED UNDERGROUND PARKING | HIGH-END FINISHES | Welcome to this stunning 3-bedroom, 2-bathroom condo boasting 1,185 sq. ft. of thoughtfully designed living space in the heart of Seton Summit. This unit is the perfect blend of luxury and convenience, featuring premium builder upgrades with no expense spared! Step inside to discover soaring 9' ceilings and floor-to-ceiling windows that bathe the living spaces in natural light. Upgraded vinyl plank flooring and elegant designer lighting add sophistication throughout. A rare find, the spacious third bedroom makes this unit truly unique, offering versatile options for families, guests, or a home office. The gourmet kitchen is a culinary dream, equipped with stainless steel appliances, granite countertops, and a stylish backsplash. The large walk-in pantry provides ample storage, while the oversized island with seating for four is perfect for meal prep and entertaining. The primary bedroom features a walk-in closet and a private ensuite, while two additional bedrooms share a second full bathroom. A dedicated laundry room with a full-size washer and dryer ensures ultimate convenience. This NE-facing unit boasts a huge balcony, ideal for relaxing or entertaining while enjoying stunning views. With titled underground parking stall and access to a secure bike storage room in the parkade, this property is designed for both comfort and practicality. Seton Summit offers unparalleled convenience, located minutes from South Health Campus, Brookfield YMCA, Superstore, and a variety of shops, restaurants, and pubs. Commuting is effortless with quick access to Deerfoot Trail and Stoney Trail. Don't miss this opportunity to own a rare 3-bedroom unit with luxurious upgrades and an unbeatable location. Schedule your private showing today!