

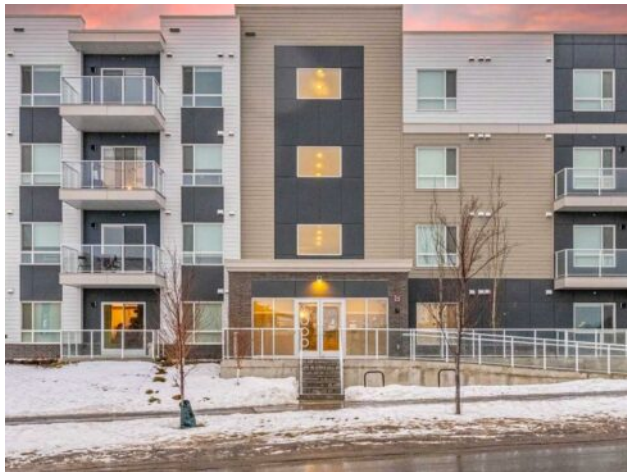


GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

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

MLS # A2189773



\$419,900

Division:	Seton		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	863 sq.ft.	Age:	2023 (2 yrs old)
Beds:	2	Baths:	2
Garage:	Additional Parking, Heated Garage, Outside, Parkade, See Remarks, Stall, Ti		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Electric	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 330
Basement:	-	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	M-1
Foundation:	-	Utilities:	-
Features:	Bookcases, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	All furniture as seen during showing, window coverings		

Welcome to this stunning main-floor condo located in the vibrant community of Seton. Formerly a showhome, this property offers exceptional style, convenience, and versatility. Whether you're looking for a new home or a short-term rental opportunity, this condo checks every box. Step into this beautifully designed space that showcases high-end finishes and thoughtful details throughout. The spacious layout features 2 bedrooms positioned on opposite sides of the open-concept living room, ensuring privacy and functionality. Natural light fills the living space through large windows, creating a warm and inviting atmosphere. The upgraded kitchen, complete with an extended island, modern finishes, and stainless steel appliances, is perfect for hosting or enjoying quiet nights at home. Plus, with air conditioning and the hrv system, you'll stay comfortable year-round. The primary bedroom features a luxurious ensuite bathroom with stylish finishes and spa-like touches, creating a private retreat. The second bedroom is equally versatile, ideal for guests, family, or a home office. A second full bathroom ensures everyone has their own space. Enjoy the added convenience of being on the main floor, allowing for easy access and seamless indoor-outdoor living. This condo includes 2 titled parking stalls located near the elevator and a separate storage locker to keep everything organized. Seton offers an unbeatable location with easy access to Deerfoot and Stoney Trail, making commutes and weekend getaways simple. You'll be minutes from shopping, dining, and all the amenities you need, including the South Health Campus and YMCA. The community's walkable design and vibrant atmosphere make it a sought-after destination for homeowners and investors alike. Whether you're searching for a move-in-ready home, an investment

property, or a short-term rental-friendly opportunity, this condo delivers style, comfort, and flexibility. Don't miss out—schedule your showing today and experience the best that Seton has to offer! ***Furniture is also available separately***