

2302, 220 Seton Grove SE
Calgary, Alberta

MLS # A2270273

\$415,000



Division: Seton

Type: Residential/Low Rise (2-4 stories)

Style: Apartment-Single Level Unit

Size: 1,189 sq.ft. **Age:** 2023 (2 yrs old)

Beds: 3 **Baths:** 2

Garage: Parkade, Underground

Lot Size: -

Lot Feat: -

Heating: Baseboard

Floors: Vinyl Plank

Roof: -

Basement: -

Exterior: Brick, Composite Siding, Metal Frame, Wood Frame

Foundation: -

Water: -

Sewer: -

Condo Fee: \$ 454

LLD: -

Zoning: M-1

Utilities: -

Features: Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)

Inclusions: NA

New on the Market in Seton! Offered at \$415,000 MLS A2270273 2302, 220 Seton Grove SE Step into Seton Summit, one of Calgary's most sought-after communities, crafted by Cedarglen Living. This stunning 3-bedroom, 2-bathroom home offers 1,189 square feet of thoughtfully designed living space (1,269 sq.ft. builder size) with a bright, open-concept layout, 9' knockdown ceilings, and luxury vinyl plank flooring throughout. Bathed in southern light, this 3rd-floor unit features a spacious balcony spanning over 20 feet in length—perfect for entertaining or unwinding with a view. The kitchen is nothing short of spectacular, with floor-to-ceiling cabinetry, quartz countertops, an undermount sink, stainless steel appliances, upgraded lighting, a walk-in pantry and an oversized island that flows seamlessly into the living and dining areas. The primary retreat is a true sanctuary, offering a walk-in closet, and a 4 piece ensuite with dual vanities and a stand-up shower. Two additional bedrooms provide flexibility for family, guests, or a home office, while the nearby laundry/storage room and second full bath complete this highly functional layout. Thoughtful details include clear glass balcony railings, triple pane windows and air conditioning to ensure comfort year-round. Beyond your door, the lifestyle is unbeatable. Enjoy walking access to the world's largest YMCA, the Seton HOA, shops, restaurants, cafes, and the South Health Campus Hospital. Additional amenities include: low condo fees, plenty of visitor parking, separate storage and dedicated bike storage. Pet-friendly (up to two 35KG pets), with underground titled parking and roller blinds, this home blends convenience and everyday practicality into one irresistible package!