1203, 220 Seton Grove SE
Calgary, Alberta

MLS # A2217570
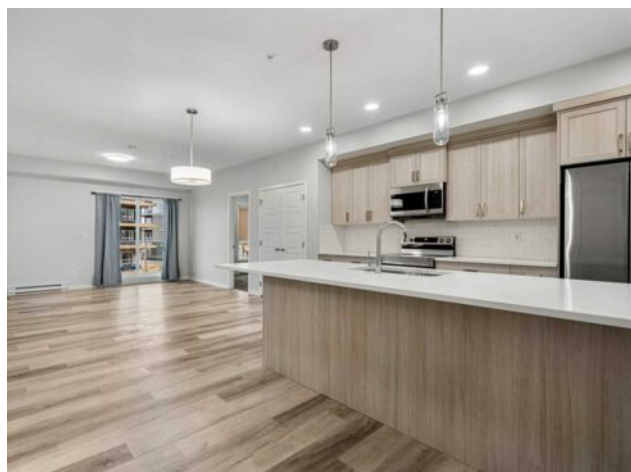
$389,000

Division:	Seton
Type:	Residential/Low Rise (2-4 stories)
Style:	Apartment-Single Level Unit

Size:	876 sq.ft.	**Age:**	2023 (2 yrs old)
Beds:	2	**Baths:**	2

Garage:	Heated Garage, Titled, Underground
Lot Size:	-
Lot Feat:	-

Heating:	Baseboard, Electric	**Water:**	-
Floors:	Carpet, Laminate	**Sewer:**	-
Roof:	-	**Condo Fee:**	$ 339
Basement:	-	**LLD:**	16-22-29-W4
Exterior:	Concrete, Wood Frame	**Zoning:**	M-2
Foundation:	Poured Concrete	**Utilities:**	-

Features: High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)

Inclusions: N/A

LOCATION! LOCATION! LOCATION! If you're looking for a one-stop shop for all your lifestyle needs, Seton is the place to be! Welcome to this beautifully maintained 2 bed, 2 bath condo with underground heated parking, nestled in one of Calgary's most vibrant and desirable communities. As you enter, you're greeted by an oversized peninsula island offering ample counter space and storage—perfect for entertaining. This unit features 9 ft ceilings, quartz countertops throughout, Samsung stainless steel appliances, a pantry, dining area, and front-load washer/dryer. Enjoy Luxury Vinyl Plank flooring in the main living areas, tile in wet spaces, and plush carpet in both bedrooms. The primary bedroom includes a spacious walk-in closet and ensuite for your privacy and convenience. This home is ideal for young professionals, small families, or downsizers seeking a low-maintenance, modern lifestyle in an unbeatable location. Seton offers unmatched walkability to amenities including the world's largest YMCA, South Health Campus, grocery stores, banks, Cineplex, cafés, restaurants, and more. Commuting is easy with quick access to Deerfoot Trail, Stoney Trail, and Highway 22X—making weekend mountain getaways a breeze. Don't miss this opportunity—book your showing today and make this stunning condo your new home!