

**2212, 220 Seton Grove SE**  
**Calgary, Alberta**

**MLS # A2292516**



**\$415,000**

<b>Division:</b>	Seton		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,090 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 412
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry		

**Inclusions:** none

Reduced price for quick sale - Experience MODERN comfort in this beautifully upgraded 1,090 SQ FT CORNER APARTMENT in the heart of SETON. This bright 2-BEDROOM, 2-BATH home is filled with natural light and features an OPEN-CONCEPT LAYOUT that extends to a SPACIOUS WRAP-AROUND North West BALCONY facing park&mdash; perfect for morning coffee, BBQs, or simply enjoying the views. Stylish upgrades include VINYL PLANK FLOORING throughout the kitchen, living, and dining areas, TILE FLOORING IN BOTH BATHROOMS, and COZY CARPET IN THE BEDROOMS, BBQ line in the Balcony. The kitchen is equipped with UPGRADED CABINETRY, SLEEK COUNTERTOPS, OVERSIZED ISLAND, and STAINLESS STEEL APPLIANCES, while both bathrooms feature DESIGNER FINISHES. The PRIMARY BEDROOM with PRIVATE ENSUITE and Huge Walk in Closet offers a comfortable retreat, and the VERSATILE SECOND BEDROOM is ideal for guests or a home office. Added conveniences include IN-SUITE LAUNDRY, a SECURE UNDERGROUND PARKING STALL, and a DEDICATED STORAGE UNIT. FRESH PAINT before MOVE IN - New owner could take advantage of the one time drywall paint warranty that's still valid from builder. This PET and RENTAL Friendly Unit Cedarglen's Seton Summit community - unbeatable location - puts everything at your doorstep &mdash; SHOPPING, RESTAURANTS, AND ENTERTAINMENT WITHIN WALKING DISTANCE, with TRANSIT CLOSE BY for easy commuting. Move-in ready and designed for modern living, this GORGEOUS UNIT perfectly combines STYLE, SPACE, AND CONVENIENCE in one of Calgary's most vibrant communities.