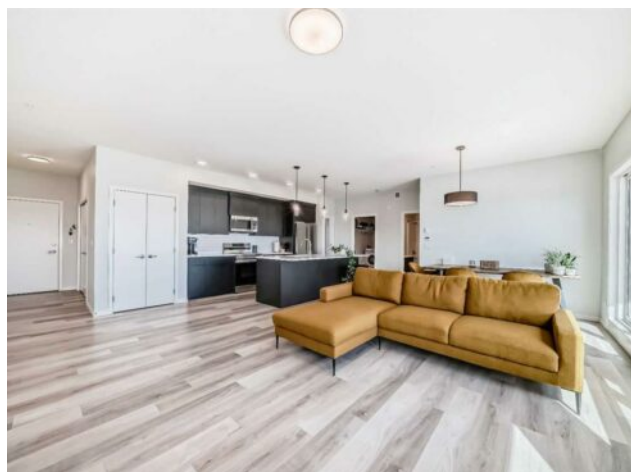


**2305, 220 Seton Grove SE  
Calgary, Alberta**

**MLS # A2220041**



**\$394,900**

|                  |                                    |               |                  |
|------------------|------------------------------------|---------------|------------------|
| <b>Division:</b> | Seton                              |               |                  |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                  |
| <b>Size:</b>     | 1,052 sq.ft.                       | <b>Age:</b>   | 2023 (2 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                |
| <b>Garage:</b>   | Parkade, Titled, Underground       |               |                  |
| <b>Lot Size:</b> | -                                  |               |                  |
| <b>Lot Feat:</b> | -                                  |               |                  |

|                    |                            |                   |        |
|--------------------|----------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard                  | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Vinyl, Vinyl Plank | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                          | <b>Condo Fee:</b> | \$ 397 |
| <b>Basement:</b>   | -                          | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Concrete, Wood Frame       | <b>Zoning:</b>    | M-1    |
| <b>Foundation:</b> | -                          | <b>Utilities:</b> | -      |

**Features:** Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Storage, Walk-In Closet(s)

**Inclusions:** Window Blinds

\*\*\*CORNER UNIT-PRICE DROP for quick sale!!!!\*\* Fantastic opportunity with this 2023 BUILT CONDO in heart of SETON community. Welcome to Amazing NE CORNER UNIT with wrap-around balcony and only 1 common wall with OVER 1050 SQFT of living space. It consists of WRAP-AROUND BALCONY, 2 large size Bedrooms / 2x4PC Bath / High ceiling throughout the home. This immaculately presented 3rd FLOOR CONDO is the perfect addition to any INVESTMENT PORTFOLIO or for a FIRST or SECOND TIME HOME BUYER. This affordable condo features: spacious kitchen with UPGRADED cabinetry with Quartz counter top and backsplash, all high end STAINLESS-STEEL appliances, pantry & large breakfast bar which can accommodate up to 6 bar stools. It also consists of large bright windows letting in a TON OF LIGHT in the unit, MASTER BEDROOM with ENSUITE which consist of double vanity & large walk-in CLOSET, second good size bedroom, GREAT SIZE LIVING AND DINING ROOM w/ direct access to Amazing NE facing PRIVATE WRAP-AROUND BALCONY and only 1 common wall. LAUNDRY ROOM is quite large and can be turned into part den/office or used as an additional storage space. For FLOORING: Luxury vinyl plank flooring throughout the living room, dining room and kitchen, and carpets with thick underlay in the bedrooms for your comfort. ADDED BONUS, comes with 1 HEATED UNDERGROUND PARKING STALL and 1 assigned/leased STORAGE UNIT. Pets allowed (Condo board restrictions apply), location is exceptionally close to schools, medical, dental, banks, strip mall, cineplex, restaurants, parks and playgrounds and all amenities. Exceptionally close to Deerfoot Hwy, Deerfoot and Stoney Hwy, Parks, Golf Course, Walking Trails and Transit access. The LARGEST YMCA IN THE WORLD and the SETON HOA is

just around the corner. Come see it before it's gone! This condo is perfect in every aspect, call to book your tour today!