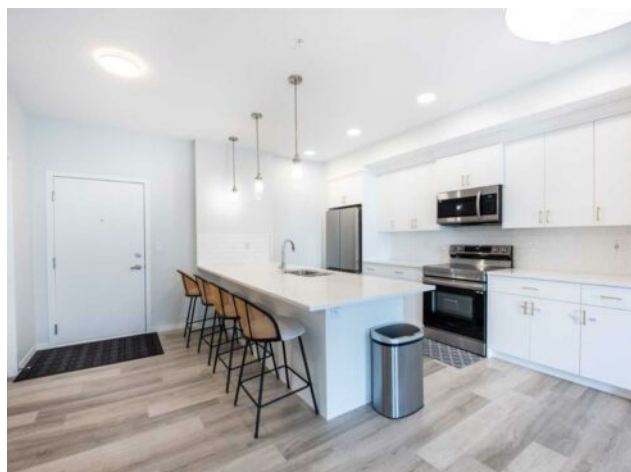


2303, 220 Seton Grove SE
Calgary, Alberta

MLS # A2232183



\$409,900

Division:	Seton		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	864 sq.ft.	Age:	2023 (2 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 335
Basement:	-	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	-	Utilities:	-

Features: Breakfast Bar, Elevator, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)

Inclusions: None

Welcome to this beautifully appointed third-floor condo located in the vibrant and walkable community of Seton. Perfect as a primary residence, investment property, or short-term rental, this unit offers style, comfort, and unmatched convenience. Step inside to an open-concept layout featuring high-end finishes throughout. The upgraded kitchen boasts modern cabinetry, stainless steel appliances, an extended island, and elegant design—ideal for entertaining or relaxing evenings at home. The two spacious bedrooms are thoughtfully positioned on opposite sides of the living area, offering privacy and functionality. The primary suite includes a luxurious ensuite, while the second bedroom is perfect for guests, family, or a home office. A second full bathroom adds convenience for everyone. Large windows flood the space with natural light, and the private third-floor balcony provides a quiet spot to unwind. You’ll also enjoy the comfort of 1 titled stall in underground heated parking. Seton is one of Calgary’s most desirable communities with quick access to Deerfoot and Stoney Trail, and just minutes from South Health Campus, the YMCA, shopping, dining, and more. Whether you’re looking for a move-in-ready home or a short-term rental—friendly property, this condo checks all the boxes. Don’t miss out—book your showing today!