

**1403, 220 Seton Grove SE
Calgary, Alberta**

MLS # A2251424



\$354,900

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, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 335
Basement:	-	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	M-1
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s)		

Inclusions: None

Nestled in the vibrant and growing Seton community, this immaculate 2-bedroom, 2-bathroom condo, built in 2023, offers a combination of contemporary design, luxurious finishes, and unparalleled convenience. Located on the (4th) TOP FLOOR, this condo boasts exceptional panoramic views that can be enjoyed from the spacious private balcony, making it the ideal place to relax and unwind. The interior is thoughtfully designed with high-end finishes, including stunning quartz countertops and stainless steel appliances in the kitchen, which add an elegant touch and provide plenty of space for meal prep and entertaining. The open-concept living and dining area is bright and inviting, with large windows allowing natural light to flood the space, creating a warm and welcoming atmosphere. The two generously sized bedrooms provide the perfect retreat, with the primary bedroom featuring a private ensuite bathroom for added convenience. Both bathrooms are beautifully finished with contemporary fixtures and sleek finishes, creating a spa-like atmosphere. The condo also includes a convenient wall-mounted AIR CONDITIONER to keep you cool during warm summer months, ensuring comfort throughout the year. This condo also offers a titled underground parking that adds to the convenience for the homeowners. One of the standout features of this condo is the expansive private balcony, offering breathtaking views of the surrounding area. Whether you're enjoying a morning coffee, unwinding after a busy day, or entertaining guests, this outdoor space adds a unique touch to the home, enhancing its overall appeal. Not only is this condo a peaceful retreat, but it also offers exceptional convenience. Located just steps away from a variety of amenities, including a bustling plaza, a nearby gas station, and a lush park directly across the street, you'll have everything you

need right at your doorstep. Whether you're running errands, enjoying a walk in the park, or grabbing a bite to eat, this location offers it all. This is an ideal home for first-time buyers, small families, or investors looking for a modern and desirable property in one of Calgary's most dynamic neighborhoods. ***Don't miss the chance to own this pristine, move-in-ready condo that combines luxury, convenience, and an unbeatable location.***