



GRASSROOTS
REALTY GROUP

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1207, 220 SETON Grove SE
Calgary, Alberta

MLS # A2287532



\$405,000

Division:	Seton		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,057 sq.ft.	Age:	2023 (3 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 397
Basement:	-	LLD:	-
Exterior:	Composite Siding, Concrete, Wood Frame	Zoning:	M-1
Foundation:	-	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, See Remarks, Walk-In Closet(s)		

Inclusions: FURNITURE EXTRA NEGOTIABLE.

Exceptional Corner Unit Living in the Heart of Seton's Urban District Step into a world of modern luxury with this pristine 2023-built corner residence, offering 1,055 sq. ft. of sophisticated living space. This air-conditioned 2-bedroom, 2-bathroom home is defined by its open-concept layout and designer upgrades. The gourmet kitchen is a chef's dream, featuring a massive quartz island, premium built-in oven and microwave, and sleek cabinetry. The primary retreat is a sanctuary of its own, boasting a dedicated office nook, a spacious walk-in closet, and a spa-like 4-piece ensuite. Situated just steps from the South Health Campus, the world's largest YMCA, and Seton's vibrant dining scene, this unit combines the tranquility of a corner home with the convenience of an urban lifestyle. Complete with titled underground parking and a pet-friendly atmosphere, this is move-in-ready excellence at its finest.