



**GRASSROOTS**  
REALTY GROUP

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**1207, 220 SETON Grove SE**  
**Calgary, Alberta**

**MLS # A2287532**



**\$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>	1,057 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

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