



GRASSROOTS
REALTY GROUP

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3201, 220 Seton Grove SE
Calgary, Alberta

MLS # A2326640



\$329,900

Division:	Seton		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	868 sq.ft.	Age:	2023 (3 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 351
Basement:	-	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	M-1
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: None

2 BED 2 BATH | 868 SQ.FT | 2023 BUILT | HEATED UNDERGROUND PARKING | HIGH-END FINISHES | Welcome to Seton Summit, one of Calgary's premier condo communities, proudly built by award-winning CedarGlen Living. This beautifully upgraded second-floor condo offers 868 sq. ft. of stylish and functional living space with 2 bedrooms, 2 bathrooms, and a thoughtfully designed open-concept layout. Step inside and immediately appreciate the modern finishes, including 9-foot ceilings, luxury vinyl plank and tile flooring throughout, and elegant knockdown ceilings. The bright and spacious living area seamlessly connects to a full-sized private balcony, creating the perfect space to relax or entertain. The contemporary kitchen is sure to impress with full-height black cabinetry, quartz countertops, subway tile backsplash, upgraded stainless steel appliances, undermount sink and a large island. The expansive island overlooks the dining and living areas, making it ideal for hosting family and friends. The generous primary bedroom features large triple-pane windows, a spacious walk-in closet and plenty of room for a king-sized bed. A well-appointed 4-piece bathroom showcases quartz counters and an undermount sink. The convenient laundry and storage room includes a washer and dryer. Additional highlights include durable Hardie board siding, underground titled parking, electric baseboard heating, and quality craftsmanship throughout. Located in the heart of vibrant Seton, this home places you steps away from everyday conveniences and exceptional amenities. Enjoy walking access to the world's largest YMCA, the Seton HOA, South Health Campus, shopping, restaurants, caf  s, parks, and entertainment options. This move-in-ready unit offers immediate possession and includes a virtual tour for your convenience.

Experience modern condo living at its finest — your new home awaits in Seton Summit!