



GRASSROOTS
REALTY GROUP

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3208, 220 Seton Grove SE
Calgary, Alberta

MLS # A2327009



\$399,000

Division:	Seton		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,055 sq.ft.	Age:	2023 (3 yrs old)
Beds:	2	Baths:	2
Garage:	Enclosed, Heated Garage, Off Street, Parkade, Stall, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Electric	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 400
Basement:	-	LLD:	-
Exterior:	Composite Siding, Concrete, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this stunning corner-unit condominium in the vibrant community of Seton, offering the perfect blend of style, comfort, and convenience. This bright and spacious 2-bedroom, 2-bathroom home features a desirable south-facing exposure, filling the open-concept living space with natural light throughout the day. Designed with modern living in mind, the home showcases premium finishes, high ceilings, and a beautifully appointed kitchen complete with a large island—ideal for entertaining, meal preparation, or casual dining. The spacious primary retreat includes a walk-in closet and a luxurious ensuite featuring his-and-her sinks, providing both comfort and functionality. Step outside to your expansive wrap-around balcony, offering the perfect space to relax, entertain, or enjoy sunny southern views. Additional highlights include in-suite laundry and a thoughtfully designed layout that maximizes both space and privacy. Ideally located just minutes from Seton's shopping district, restaurants, cafés, entertainment, and the South Health Campus hospital, this home also offers quick access to Deerfoot Trail and Stoney Trail, making commuting anywhere in the city fast and convenient. Whether you're a first-time buyer, downsizer, or investor, this exceptional home offers modern living in one of Calgary's most sought-after communities. Don't miss your opportunity to make it yours!