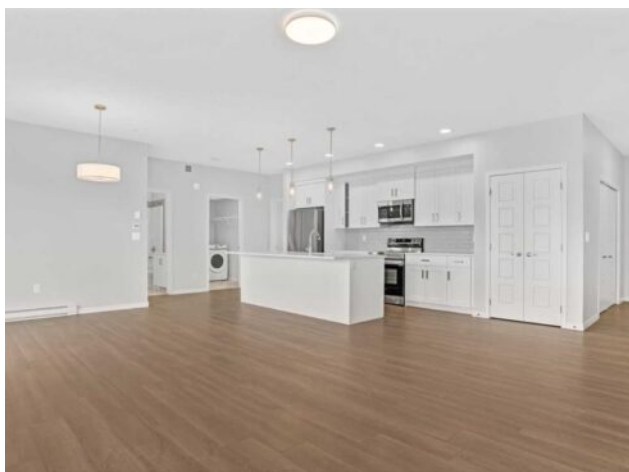


1302, 220 Seton Grove SE
Calgary, Alberta

MLS # A2291469



\$399,500

Division:	Seton		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,092 sq.ft.	Age:	2023 (3 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 412
Basement:	-	LLD:	-
Exterior:	Composite Siding, Concrete, Metal Siding , Wood Frame	Zoning:	M-1
Foundation:	-	Utilities:	-

Features: Breakfast Bar, Built-in Features, Chandelier, Elevator, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Storage, Walk-In Closet(s)

Inclusions: None

Welcome to Seton Summit, a fantastic corner unit on 3rd floor in SE Seton Calgary, built by the award-winning Cedarglen Living. This spacious 1,091 sq. ft. home features a Double balcony, a lovely wrap-around balcony, perfect for enjoying the outdoors. With 2 bedrooms, walk-in closets, and 2 modern bathrooms, this unit feels bright and airy thanks to the 9-foot ceilings. The stylish Vinyl Plank flooring is durable and easy to clean. Enjoy the convenience of in-suite laundry, air conditioning system rough in, locker and a titled underground parking space. The open kitchen is great for cooking and entertaining, featuring full-height cabinets and stainless-steel Samsung appliances, flowing into the large living and dining areas. You'll love the nearby shopping, restaurants, and the largest YMCA. Plus, easy access to HWY 2 and public transit makes commuting a breeze. Pet-friendly building allowing up to two pets, each up to 35 kg(Board approval may apply) —perfect for animal lovers. Don't miss the chance to call this wonderful suite your home! Call now for private tour.