

**3205, 220 Seton Grove SE**  
**Calgary, Alberta**

**MLS # A2299413**



## \$429,900

|                  |                                    |               |                  |
|------------------|------------------------------------|---------------|------------------|
| <b>Division:</b> | Seton                              |               |                  |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                  |
| <b>Size:</b>     | 1,185 sq.ft.                       | <b>Age:</b>   | 2023 (3 yrs old) |
| <b>Beds:</b>     | 3                                  | <b>Baths:</b> | 2                |
| <b>Garage:</b>   | Underground                        |               |                  |
| <b>Lot Size:</b> | -                                  |               |                  |
| <b>Lot Feat:</b> | -                                  |               |                  |

|                    |                                 |                   |        |
|--------------------|---------------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard                       | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Vinyl Plank                     | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                               | <b>Condo Fee:</b> | \$ 454 |
| <b>Basement:</b>   | -                               | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Wood Frame                      | <b>Zoning:</b>    | M-1    |
| <b>Foundation:</b> | -                               | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Kitchen Island, Quartz Counters |                   |        |

**Inclusions:** NA

**3 BEDROOMS | 2 BATHROOMS | 1,185 SQ.FT. | HEATED UNDERGROUND PARKING | UPGRADED FINISHES** Welcome to this beautifully upgraded condo in Seton, offering 1,185 sq. ft. of thoughtfully designed living space. This rare 3-bedroom layout provides exceptional flexibility for families, guests, or a home office. Step inside to soaring 9' ceilings and large windows that fill the home with natural light. The open-concept layout is enhanced by upgraded vinyl plank flooring and modern designer lighting throughout. The kitchen is both stylish and functional, featuring stainless steel appliances, quartz countertops, a full-height backsplash, and a large island with seating—perfect for everyday living and entertaining. A walk-in pantry adds valuable storage space. The spacious primary bedroom includes a walk-in closet and private ensuite with dual vanities, while two additional bedrooms are well-sized and share a full bathroom. A separate laundry room with a full-size washer and dryer adds everyday convenience. Enjoy your large SW-facing balcony complete with a BBQ gas line and plenty of space to relax or entertain. This unit also includes titled heated underground parking and access to secure bike storage. Located in the heart of Seton, you're just minutes from South Health Campus, the YMCA, Superstore, restaurants, shops, and everyday amenities, with quick access to Deerfoot Trail and Stoney Trail for an easy commute. A rare opportunity to own a spacious 3-bedroom unit in one of Calgary's most convenient and vibrant communities.