# \$409,900 - 2303, 220 Seton Grove Se, Calgary

MLS® #A2232183

### \$409,900

2 Bedroom, 2.00 Bathroom, 864 sqft Residential on 0.00 Acres

Seton, Calgary, Alberta

Welcome to this beautifully appointed third-floor condo located in the vibrant and walkable community of Seton. Perfect as a primary residence, investment property, or short/long term rental, this unit offers style, comfort, and unmatched convenience.

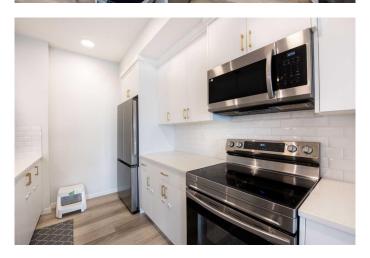
Step inside to an open-concept layout featuring high-end finishes throughout. The upgraded kitchen boasts modern cabinetry, stainless steel appliances, an extended island, and elegant designâ€"ideal for entertaining or relaxing evenings at home.

The two spacious bedrooms are thoughtfully positioned on opposite sides of the living area, offering privacy and functionality. The primary suite includes a luxurious ensuite, while the second bedroom is perfect for guests, family, or a home office. A second full bathroom adds convenience for everyone.

Additional highlights include in-unit laundry with side-by-side washer and dryer, a large in-unit storage space, and the bonus of only one shared wall with a neighboring unit, offering enhanced privacy and tranquility. Natural light pours in through large windows, creating a warm and inviting ambiance. Step out onto the expansive 109 sq ft balcony, stretching 15 feet wide, and enjoy summer evenings with a BBQ, convenient gas line connection. It's the perfect outdoor retreat for relaxing, entertaining, or simply soaking in the sun. The unit also includes 1 titled stall in







secure underground heated parking, ensuring year-round comfort and peace of mind.

Seton is one of Calgary's most desirable communities with quick access to Deerfoot and Stoney Trail, and just minutes from South Health Campus, the YMCA, shopping, dining, and more.

Whether you're looking for a move-in-ready home or a term rentalâ€"friendly property, this condo checks all the boxes. Don't miss outâ€"book your showing today!

Built in 2023

#### **Essential Information**

MLS® # A2232183 Price \$409,900

Bedrooms 2
Bathrooms 2.00
Full Baths 2
Square Footage 864

Acres 0.00

Year Built 2023

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

## **Community Information**

Address 2303, 220 Seton Grove Se

Subdivision Seton
City Calgary
County Calgary
Province Alberta
Postal Code T3M 3T1

#### **Amenities**

Amenities Bicycle Storage, Dog Run, Elevator(s), Parking, Secured Parking, Snow

Removal, Visitor Parking

Parking Spaces

Heated Garage, Parkade, Secured, Titled, Underground

Interior

**Parking** 

Interior Features Breakfast Bar, Elevator, Granite Counters, High Ceilings, Kitchen Island,

No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage,

Walk-In Closet(s)

Appliances Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator,

Washer/Dryer

Heating Forced Air

Cooling None

# of Stories 4

**Exterior** 

Exterior Features Balcony, Barbecue, BBQ gas line

Construction Concrete, Vinyl Siding, Wood Frame

**Additional Information** 

Date Listed June 17th, 2025

Days on Market 17

Zoning M-1 HOA Fees 375

HOA Fees Freq. ANN

**Listing Details** 

Listing Office 4th Street Holdings Ltd.

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