

**1411, 220 Seton Grove SE**  
**Calgary, Alberta**

**MLS # A2291286**



**\$396,900**

<b>Division:</b>	Seton		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	913 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parking Lot, Stall, 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>	Asphalt/Gravel	<b>Condo Fee:</b>	\$ 350
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Mixed, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Wired for Data		

**Inclusions:** All Furnishings in the Unit

Fully Furnished!! Seton Summit! Top Floor! Welcome to this impeccably maintained top floor suite in Seton Summit, nestled in one of Calgary's fastest growing southeast communities. Offered fully furnished, move in and enjoy from day one. This thoughtfully designed two bedroom, two bathroom condo has never been permanently occupied, leaving everything in like new condition. The open concept layout features a well appointed kitchen complete with a central island and walk-in pantry, flowing seamlessly into bright living and dining areas. The primary bedroom offers a generous walk-in closet and a private four piece ensuite, while the second bedroom is serviced by an additional four piece bathroom just steps away. A dedicated ensuite laundry room adds everyday convenience. Step outside to the east facing balcony, furnished with patio seating and a BBQ and take in the morning light. The unit also includes a titled underground heated parking stall and an assigned storage locker. Ideally situated with transit right at your doorstep and quick access to major routes heading downtown or out of the city, this is effortless urban living at its finest.