

**1302, 220 Seton Grove SE**  
**Calgary, Alberta**

**MLS # A2291469**



**\$399,500**

<b>Division:</b>	Seton		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,092 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	2	<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>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 412
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Concrete, Metal Siding , Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	-	<b>Utilities:</b>	-

**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) &mdash;perfect for animal lovers. Don’t miss the chance to call this wonderful suite your home! Call now for private tour.