

**2313, 220 Seton Grove SE**  
**Calgary, Alberta**

**MLS # A2307019**



**\$425,000**

<b>Division:</b>	Seton		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,049 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Electric	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 402
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** NA

Welcome to life in Seton, one of Calgary's most vibrant and fast-growing urban communities where convenience, recreation, and everyday amenities are all just steps from your door. Perfectly positioned across from a park, playground, and splash park, this home offers an ideal blend of energy and comfort with spaces to relax, walk, gather, and enjoy the community atmosphere without spending half your life commuting between giant parking lots. Inside, the unit is tastefully decorated with upgraded finishings, stylish two-tone kitchen cabinetry, and a beautiful feature wall that adds character to the space. The main living areas and massive wraparound balcony are perfectly positioned away from the main road, allowing you to enjoy greater privacy, peaceful evenings, and stunning west-facing sunset and mountain views while natural light pours through the home throughout the afternoon and evening. Seton was designed around lifestyle and connection, with easy access to restaurants, cafes, shopping, fitness facilities, groceries, the South Health Campus, Cineplex VIP Theatre, and the world's largest YMCA. Residents enjoy extensive walking paths, nearby green spaces, and quick access to Deerfoot and Stoney Trail for an easy commute anywhere in the city. Whether you are grabbing coffee, meeting friends for dinner, enjoying the nearby amenities, or spending time outdoors, or enjoying a sunset from the balcony, Seton offers a walkable, modern lifestyle that continues to make it one of the most desirable communities for buyers searching in Calgary's southeast.