

1211, 220 Seton Grove SE
Calgary, Alberta

MLS # A2337708



\$339,999

Division:	Seton		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	911 sq.ft.	Age:	2023 (3 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 373
Basement:	-	LLD:	-
Exterior:	Asphalt	Zoning:	M-1
Foundation:	-	Utilities:	-
Features:	Kitchen Island		

Inclusions: N/A

WELCOME TO THIS BEAUTIFULLY MAINTAINED 910 SQ. FT. 2 BEDROOM, 2 FULL BATHROOM APARTMENT located in the highly sought-after community of SETON SE! Perfectly designed for MODERN LIVING, this home offers an OPEN CONCEPT FLOOR PLAN that maximizes both space and functionality. The moment you step inside, you are welcomed by a bright and spacious LIVING ROOM that flows seamlessly into the dedicated DINING AREA, making it perfect for entertaining family and friends. The upgraded KITCHEN features STAINLESS STEEL APPLIANCES, QUARTZ COUNTERTOPS, TALL CABINETS, and a separate PANTRY for added storage and convenience. The thoughtfully designed layout includes 2 SPACIOUS BEDROOMS and 2 FULL BATHROOMS. The PRIMARY BEDROOM is a private retreat complete with a WALK-IN CLOSET and a FULL ENSUITE. The second bedroom is ideal for guests, family members, or a HOME OFFICE, with easy access to the second full bathroom. IN-SUITE STACKED LAUNDRY adds to the everyday convenience. Step out onto the SPACIOUS BALCONY overlooking the street and the HOMEOWNERS ASSOCIATION, where you can enjoy an array of outstanding amenities including a GYMNASIUM, SPLASH PARK, SKATING AREA, FIRE PIT, HOCKEY RINK, BASKETBALL COURTS, and TENNIS/PICKLEBALL COURTS. This home also comes with a HEATED UNDERGROUND PARKING STALL, providing year-round comfort during Calgary's winter months. The location is unbeatable! Just minutes from PARK PLAZA, SCHOOLS, SOUTH HEALTH CAMPUS HOSPITAL, the YMCA, HIGHWAY 2, and STONEY TRAIL, you'll enjoy quick access to shopping, dining, recreation, healthcare, and major commuter routes. Whether you're a FIRST-TIME HOME BUYER, INVESTOR, or

looking to DOWNSIZE, this home offers the perfect combination of COMFORT, STYLE, and LOCATION. DON'T MISS THIS INCREDIBLE OPPORTUNITY—BOOK YOUR PRIVATE SHOWING TODAY!