

3301, 220 Seton Grove SE
Calgary, Alberta

MLS # A2353360

\$319,900

Division:	Seton		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	873 sq.ft.	Age:	2023 (3 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Tile, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 351
Basement:	-	LLD:	-
Exterior:	Composite Siding, Concrete, Wood Frame	Zoning:	M-1
Foundation:	-	Utilities:	-

Features: High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: All window coverings as seen in photos

Move-in ready and full of natural light, this two-bedroom, two-bathroom condo in Seton offers 873 sq ft on the third floor of a modern elevator building. The open kitchen features light wood cabinetry, white countertops, subway tile backsplash, stainless steel appliances, pendant lighting, and a large peninsula with seating. Wide-plank flooring runs through the open living and dining area, which leads to a covered balcony with glass railings. A split-bedroom layout puts the bedrooms on opposite sides of the living area, ideal for privacy or roommates. The primary bedroom includes a walk-in closet and private ensuite, and both bathrooms have marble-look tile floors and tiled tub surrounds. Air conditioning and a dedicated laundry room with side-by-side washer and dryer add everyday comfort. Condo fees of \$351.30/month cover heat, water, snow removal, and more. Minutes from the South Health Campus, the YMCA, shopping, schools, transit, and pathways.