

**1309, 220 Seton Grove SE**  
**Calgary, Alberta**
**MLS # A2211587**

**\$379,900**

<b>Division:</b>	Seton		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	874 sq.ft.	<b>Age:</b>	2023 (2 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, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 335
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks	<b>Zoning:</b>	M-1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** N/A

Welcome to your stylish condo in the desirable Seton community! This bright and airy unit offers a seamless open-concept living space, perfect for modern living. The chef's kitchen boasts sleek light cabinets, stainless steel appliances, quartz countertops with a breakfast bar. Adjacent is a dedicated dining area, flowing into a cozy living room, bathed in natural light from large windows. The master suite is spacious with a spa-like ensuite bathroom. The second bedroom offers privacy and an adjacent 4 piece bathroom. Heated Underground parking and storage. Located in the vibrant Seton Urban District, you'll have easy access to shops, restaurants, entertainment, the South Health Campus, parks, and convenient transportation. Don't miss this opportunity to own a modern and comfortable home in a thriving community!