

**2401, 220 Seton Grove SE**  
**Calgary, Alberta**

**MLS # A2230292**



**\$369,900**

<b>Division:</b>	Seton		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	864 sq.ft.	<b>Age:</b>	2023 (2 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Secured, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Membrane	<b>Condo Fee:</b>	\$ 330
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Elevator, Kitchen Island, No Animal Home, No Smoking Home		

**Inclusions:** N O N E

You have found modern elegance in the heart of Seton in this two bedroom, two bathroom, south-facing, top floor unit! Welcome to your dream condo in the vibrant community of Seton! This stunning top-floor, south-facing unit is flooded with natural sunlight and offers a clear, unobstructed view from the private balcony &ndash; perfect for relaxing or entertaining. Step inside and be greeted by a modern, open-concept layout featuring a designer kitchen with a luxurious waterfall quartz island, upgraded backsplash, and sleek finishes that blend style and function. Both full bathrooms are upgraded with floor-to-ceiling tiles, creating a spa-like ambiance. The primary suite includes a walk-in closet with custom shelving for extra storage and organization. Enjoy year-round comfort with built-in air conditioning, and the convenience of underground parking and an additional storage locker. This unit is ideal for young professionals, small families, or down-sizers looking for a modern lifestyle in a prime location. Just steps away from grocery stores, restaurants, shops, the largest YMCA in the world, and South Health Campus Hospital &ndash; everything you need is right at your doorstep. If you're searching for modern luxury, natural light, and unbeatable convenience, your search ends here.