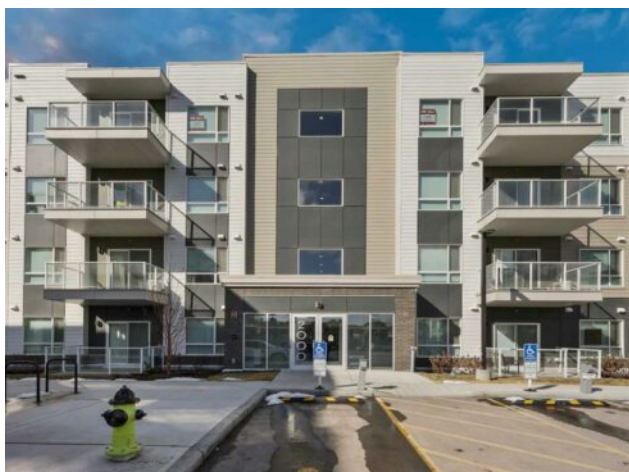


2307, 220 Seton Grove SE  
Calgary, Alberta

MLS # A2252264



# \$325,000

|                  |                                    |               |                  |
|------------------|------------------------------------|---------------|------------------|
| <b>Division:</b> | Seton                              |               |                  |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                  |
| <b>Size:</b>     | 841 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                                                                                  | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Vinyl Plank                                                                                | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                                                                                          | <b>Condo Fee:</b> | \$ 320 |
| <b>Basement:</b>   | -                                                                                          | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Brick, Composite Siding, Wood Frame                                                        | <b>Zoning:</b>    | M-1    |
| <b>Foundation:</b> | -                                                                                          | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Storage, Walk-In Closet(s) |                   |        |

**Inclusions:** na

Welcome to Seton Summit – a modern and spacious 2-bedroom, 2-bathroom condominium offering 841 sq ft of open-concept living in the heart of Seton, one of Calgary’s fastest-growing communities. This thoughtfully designed unit feels bright and airy, featuring a primary suite with a walk-in closet and an ensuite bathroom with a double vanity. The balcony provides outdoor space to relax, while air conditioning ensures year-round comfort. Included with the unit is one titled underground parking space for added convenience. Seton Summit is a well-planned development consisting of three mid-rise condo buildings, ideally located in a community designed for convenience. Seton is a master-planned urban district, offering a vibrant mix of residential, commercial, and recreational amenities all within walking distance. Residents enjoy access to a variety of shops, restaurants, and entertainment options, making it a highly desirable place to live. One of Seton’s standout features is the Brookfield Residential YMCA, one of the largest YMCAs in the world, offering extensive fitness facilities, aquatic programs, and recreational spaces. The community is also home to the South Health Campus hospital, providing top-tier healthcare services right at your doorstep. Families will appreciate the proximity to Joane Cardinal-Schubert High School, with more schools planned for future development. Outdoor enthusiasts can take advantage of numerous parks, pathways, and green spaces, with future amenities including the Seton Homeowners Association facility, which will feature a splash park, tennis courts, and additional recreational offerings. The community’s strategic location provides easy access to major roadways, public transit, and the future Green Line LRT, ensuring a seamless connection to the rest of Calgary. This beautiful condo at Seton Summit is

the perfect combination of modern design, community convenience, and urban accessibility. Don't miss your opportunity to own a home in one of Calgary's most dynamic and rapidly growing neighborhoods. Short Term Rental (STR)/AirBnb allowed pending board approval! --[New tenant moving in April 1st.]--