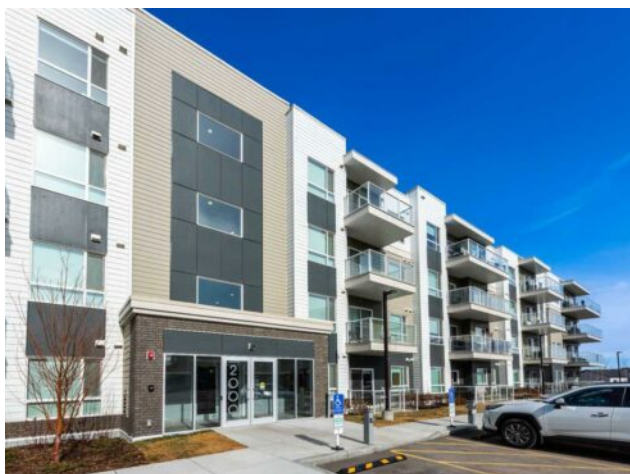


2415, 220 Seton Grove SE  
Calgary, Alberta

MLS # A2199932



# \$418,000

|           |                                    |        |                  |
|-----------|------------------------------------|--------|------------------|
| Division: | Seton                              |        |                  |
| Type:     | Residential/Low Rise (2-4 stories) |        |                  |
| Style:    | Apartment-Single Level Unit        |        |                  |
| Size:     | 923 sq.ft.                         | Age:   | 2023 (2 yrs old) |
| Beds:     | 2                                  | Baths: | 2                |
| Garage:   | Underground                        |        |                  |
| Lot Size: | -                                  |        |                  |
| Lot Feat: | See Remarks                        |        |                  |

|             |   |            |        |
|-------------|---|------------|--------|
| Heating:    | Baseboard, Electric                                       | Water:     | -      |
| Floors:     | Carpet, Vinyl Plank                                       | Sewer:     | -      |
| Roof:       | -   | Condo Fee: | \$ 350 |
| Basement:   | -   | LLD:       | -      |
| Exterior:   | Composite Siding, Wood Frame                              | Zoning:    | M-1    |
| Foundation: | -   | Utilities: | -      |
| Features:   | Elevator, Kitchen Island, No Animal Home, No Smoking Home |            |        |

Inclusions: All window coverings

Terrific two bedroom, fourth floor condo in Seton Summit! This spacious 923 square foot unit provides plenty of natural sunlight with its south facing balcony. The large kitchen has great flow, is ideal for entertaining, has beautiful stainless steel appliances, and offers ample storage room for discerning chefs! The spacious main bedroom features an ensuite with a large shower, bathtub and his & hers sinks! The second, four piece bathroom is private, spacious, and ideal for guests, a roommate, or kids! Ample storage can be found in the closets and the ensuite laundry room (with washer and dryer). This condo is close to everything including the South Health Campus, shopping, grocery stores, the YMCA, and Stoney Trail!