

**1207, 220 Seton Grove SE**  
**Calgary, Alberta**

**MLS # A2146748**



**\$455,000**

<b>Division:</b>	Seton		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	1,055 sq.ft.	<b>Age:</b>	2023 (1 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Flat, Membrane	<b>Condo Fee:</b>	\$ 397
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Concrete, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters		

**Inclusions:** Dishwasher, Electric Stove, Garage Door Opener, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings

**CORNER UNIT | BUILT 2023 | TITLED UNDERGROUND PARKING | 1,055 SQ FT (2b/2b) | AIR CONDITIONING |** Experience the epitome of convenience and community living in the vibrant Seton neighborhoods with this stunning fully upgraded 2 beds, 2 bath apartment located close to South Health Campus, the YMCA, restaurants, Cineplex, and grocery stores and much more. This modern residence boasts an open-concept layout with a huge kitchen island, a gourmet kitchen with upgraded appliances including built-in Oven and microwave, luxurious master suite with a gorgeous 4pc Ensuite, spacious walk-in closet and office nook, second bedroom with an additional bathroom, and modern upgraded lighting fixtures. With the added convenience of private underground parking, 22 visitor parking stalls, and access to community amenities such as playgrounds and recreational facilities, this pet-friendly apartment offers move-in ready luxury living at its finest. Book your showing today before... its gone!