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GRASSROOTS
REALTY GROUP

587-899-3773
justin@realtyaces.ca

1301, 220 Seton Grove SE
Calgary, Alberta

MLS # A2166605

$459,900

Division:	Seton
Type:	Residential/Low Rise (2-4 stories)
Style:	Apartment

Size:	1,052 sq.ft.	**Age:**	2023 (1 yrs old)
Beds:	2	**Baths:**	2

Garage:	Parkade, Stall, Underground
Lot Size:	-
Lot Feat:	-

Heating:	Baseboard	**Water:**	-
Floors:	Vinyl	**Sewer:**	-
Roof:	Flat, Membrane	**Condo Fee:**	$ 402
Basement:	-	**LLD:**	-
Exterior:	Brick, Composite Siding, Metal Siding , Wood Frame	**Zoning:**	M-1
Foundation:	-	**Utilities:**	-

Features: Ceiling Fan(s), Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: N/A

Welcome to your dream condo! This stunning 2-bedroom, 2-bathroom corner unit located on the third floor boasts over 1,000 square feet of meticulously cared-for living space, still feeling brand new! With TWO titled underground parking stalls—a rare find—along with additional storage, this home combines convenience with style. Step inside to discover a bright, open-concept floor plan featuring 9-foot ceilings and an abundance of windows that flood the space with natural light. The modern finishes include vinyl flooring throughout, quartz countertops, upgraded stainless steel appliances, and a spacious extended kitchen island, perfect for entertaining. You’ll appreciate the thoughtful details like the built-in pantry and additional cabinetry in the laundry room plus a luxurious walk-in closet all done by California Closets. Enjoy your morning coffee or evening sunset on the large wrap-around balcony, adding even more charm to this inviting space. Located in a vibrant community, you’ll have easy access to shopping, delightful restaurants, and exciting entertainment options. Don’t miss the opportunity to make this exquisite condo your new home! Check out the tour for a virtual walk through and book your private viewing today!