

**1411, 220 Seton Grove SE**  
**Calgary, Alberta**

**MLS # A2170034**



**\$415,000**

<b>Division:</b>	Seton		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	907 sq.ft.	<b>Age:</b>	2023 (1 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>	\$ 350
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Mixed, Other, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Pantry, Quartz Counters, Storage		

**Inclusions:** N/A

Experience luxury living and panoramic views with this exquisite 2-bedroom, 2-bathroom condo, located at 220 Seton Grove SE, Unit #1411, Calgary. Built in 2023, this top-floor residence offers a seamless blend of modern design and comfort, highlighted by breathtaking panoramic views of Seton's vibrant community and HOA amenity spaces. As you step inside, you're greeted by a bright and spacious open-concept layout that effortlessly connects the kitchen, dining, and living areas. The heart of this home is the stunning kitchen, designed to impress with premium quartz countertops, high-end stainless steel appliances, a large pantry for ample storage, and a sleek, contemporary aesthetic. Whether you're preparing gourmet meals or hosting friends, this space is as functional as it is beautiful. Step out onto your private balcony, complete with a built-in BBQ gas line, and take in the sweeping views. Perfect for morning coffee, evening relaxation, or lively summer gatherings, this outdoor haven extends your living space and provides a tranquil retreat with vistas to inspire with panoramic views of Seton's outdoor amenity space. The master suite is your private sanctuary, featuring a spacious layout, a walk-in closet, and a luxurious ensuite bathroom with modern fixtures and finishes. The second bedroom is equally inviting, offering flexibility for guests, family, or a home office, with convenient access to the second 4-piece bathroom. Both bathrooms are thoughtfully designed with contemporary features and high-quality materials that exude sophistication. Adding to the convenience, this home includes in-suite laundry, a thoughtfully planned storage solution, and assigned parking. The community of Seton offers unparalleled amenities, including parks, premier shopping, dining, and entertainment options, all within walking distance. Proximity to

schools, major roadways, and transit ensures that your lifestyle remains as connected as it is comfortable. This condo isn't just a home—it's a lifestyle. Modern, stylish, and situated in a highly sought-after location, Unit #1411 at 220 Seton Grove SE offers a rare opportunity to elevate your living experience. Don't wait to make this exceptional property yours. Schedule your private viewing today and discover the perfect balance of style, convenience, and breathtaking views.