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3209, 220 Seton Grove SE Calgary, Alberta

MLS # A2250439

$385,000

Division:	Seton		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	858 sq.ft.	**Age:**	2023 (2 yrs old)
Beds:	2	**Baths:**	2
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	**Water:**	-
Floors:	Vinyl Plank	**Sewer:**	-
Roof:	-	**Condo Fee:**	$ 330
Basement:	-	**LLD:**	-
Exterior:	Composite Siding, Wood Frame	**Zoning:**	M-1
Foundation:	-	**Utilities:**	-
Features:	Breakfast Bar, Closet Organizers, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s)		

Inclusions: n/a

Welcome to Seton Summit, where modern design meets lifestyle convenience in one of Calgary’s most vibrant & rapidly growing communities. This immaculate 2 bedroom, 2 bathroom condo offers 858 sq. ft. of beautifully designed living space, meticulously crafted to provide both style & function for today’s discerning homeowner. From the moment you enter, you’ll appreciate the attention to detail & the upscale finishes that set this home apart. The open-concept layout maximizes space and flow, with large windows that bathe the living & dining areas in natural light, creating an inviting, airy atmosphere. High-quality vinyl plank flooring, designer lighting & thoughtful architectural touches add to the overall sense of sophistication. The heart of the home is the stunning chef-inspired kitchen, where sleek quartz countertops, full-height custom cabinetry, & a full suite of stainless steel appliances combine to create a functional & visually striking space. Whether you’re enjoying a quiet breakfast or hosting guests, this kitchen is equipped to meet all your culinary needs with ease & elegance. The primary bedroom suite is a serene sanctuary, offering a large walk-in closet and a beautifully appointed 4-piece ensuite bathroom. Here, you’ll find a double quartz vanity, oversized glass shower & modern fixtures that provide a spa-like experience right at home. The second bedroom is also generously sized & features its own walk-in closet—perfect for family, guests, or a dedicated home office. A second full 4 piece bathroom is conveniently located nearby, finished with the same high standards of quality & design. Practicality meets comfort with a dedicated in-suite laundry room, conveniently located near the entrance & offering additional storage space for all your needs. Step out onto your private balcony, complete with a

natural gas line, perfect for year-round grilling. This unit includes one titled underground parking stall, ensuring your vehicle stays safe & warm year-round. Residents also enjoy access to a secure bike storage room in the underground parkade, ideal for active lifestyles. Living in Seton Summit means enjoying unparalleled access to some of Calgary’s best amenities. You’re just minutes away from the South Health Campus, Brookfield Residential YMCA—one of the largest in North America—plus a wide variety of shops, restaurants, pubs, & entertainment options. Whether you’re grabbing a coffee, picking up groceries, or enjoying a night out, everything you need is right at your doorstep. Commuting is effortless with quick access to Deerfoot Trail & Stoney Trail plus the future Green Line LRT will provide even greater connectivity to the rest of the city. Whether you’re a young professional, downsizer, or investor, this home offers the perfect balance of luxury, location, & lifestyle in one of Calgary’s most desirable new communities. Don’t miss your opportunity to call this beautiful condo home. Experience the best of modern living in Seton Summit today!

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