

1104, 220 Seton Grove SE  
Calgary, Alberta

MLS # A2259891

\$278,800

|           |                                    |        |                  |
|-----------|------------------------------------|--------|------------------|
| Division: | Seton                              |        |                  |
| Type:     | Residential/Low Rise (2-4 stories) |        |                  |
| Style:    | Apartment-Single Level Unit        |        |                  |
| Size:     | 572 sq.ft.                         | Age:   | 2023 (2 yrs old) |
| Beds:     | 1                                  | Baths: | 1                |
| Garage:   | Parkade, Underground               |        |                  |
| Lot Size: | -                                  |        |                  |
| Lot Feat: | -                                  |        |                  |

|             |                                                                                                    |            |        |
|-------------|----------------------------------------------------------------------------------------------------|------------|--------|
| Heating:    | Baseboard                                                                                          | Water:     | -      |
| Floors:     | Vinyl Plank                                                                                        | Sewer:     | -      |
| Roof:       | -                                                                                                  | Condo Fee: | \$ 222 |
| Basement:   | -                                                                                                  | LLD:       | -      |
| Exterior:   | Brick, Composite Siding, Wood Frame                                                                | Zoning:    | M-1    |
| Foundation: | -                                                                                                  | Utilities: | -      |
| Features:   | Breakfast Bar, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s) |            |        |
| Inclusions: | None                                                                                               |            |        |

Welcome to Seton Summit, an exceptional main-floor condo in one of Calgary's most vibrant and sought-after communities, where contemporary design meets everyday convenience. This former show home by award-winning CedarGlen Living showcases quality craftsmanship and a versatile layout, making it ideal for first-time buyers, downsizers, investors, or those seeking a short-term rental opportunity! The open-concept design is filled with natural light and features a chef-inspired kitchen with full-height cabinetry, quartz countertops, an extended island with breakfast bar seating, and premium stainless-steel appliances, all seamlessly connected to the spacious living area and outdoor patio space with gas line for your BBQ! The generous primary bedroom offers a peaceful retreat, complemented by a full 4-piece bathroom with contemporary finishes. Additional highlights include luxury vinyl plank flooring, in-suite laundry, ample storage, an HRV system, and the luxury of air conditioning! Step outside to a large patio for effortless indoor-outdoor living, and enjoy the convenience of underground titled parking! Set in one of Calgary's most vibrant communities, you'll be steps from the world's largest YMCA, the South Health Campus, shops, restaurants, cafés, and walking paths, with quick access to Deerfoot and Stoney Trail. This home offers the perfect blend of style, convenience, and lifestyle. Don't miss your chance to make this exceptional home yours—schedule your private showing today!