

# \$419,900 - 1105, 220 Seton Grove Se, Calgary

MLS® #A2189773

**\$419,900**

2 Bedroom, 2.00 Bathroom, 863 sqft  
Residential on 0.00 Acres

Seton, Calgary, Alberta

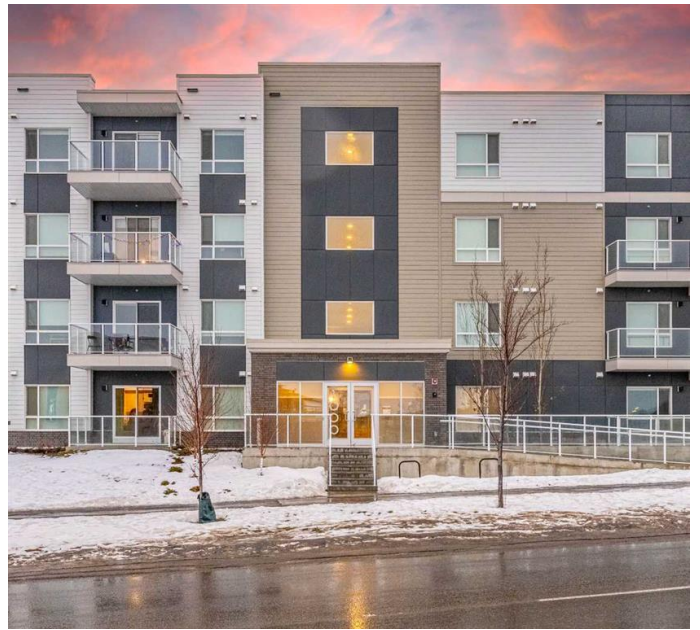
**\*\*\*OPEN HOUSE SUNDAY 1-3PM\*\*\***

Welcome to this stunning main-floor condo located in the vibrant community of Seton. Formerly a showhome, this property offers exceptional style, convenience, and versatility. Whether you're looking for a new home or a short-term rental opportunity, this condo checks every box.

Step into this beautifully designed space that showcases high-end finishes and thoughtful details throughout. The spacious layout features 2 bedrooms positioned on opposite sides of the open-concept living room, ensuring privacy and functionality. Natural light fills the living space through large windows, creating a warm and inviting atmosphere. The upgraded kitchen, complete with an extended island, modern finishes, and stainless steel appliances, is perfect for hosting or enjoying quiet nights at home. Plus, with air conditioning and the hrv system, you'll stay comfortable year-round.

The primary bedroom features a luxurious ensuite bathroom with stylish finishes and spa-like touches, creating a private retreat. The second bedroom is equally versatile, ideal for guests, family, or a home office. A second full bathroom ensures everyone has their own space.

Enjoy the added convenience of being on the main floor, allowing for easy access and



seamless indoor-outdoor living. This condo includes 2 titled parking stalls located near the elevator and a separate storage locker to keep everything organized.

Seton offers an unbeatable location with easy access to Deerfoot and Stoney Trail, making commutes and weekend getaways simple. You'll be minutes from shopping, dining, and all the amenities you need, including the South Health Campus and YMCA. The community's walkable design and vibrant atmosphere make it a sought-after destination for homeowners and investors alike.

Whether you're searching for a move-in-ready home, an investment property, or a short-term rental-friendly opportunity, this condo delivers style, comfort, and flexibility. Don't miss out—schedule your showing today and experience the best that Seton has to offer! \*\*\*Furniture is also available separately\*\*\*

Built in 2023

### Essential Information

MLS® #	A2189773
Price	\$419,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	863
Acres	0.00
Year Built	2023
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Active

### Community Information

Address	1105, 220 Seton Grove Se
Subdivision	Seton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M3T1

### **Amenities**

Amenities	Elevator(s), Snow Removal, Visitor Parking, Bicycle Storage, Trash
Parking Spaces	2
Parking	Additional Parking, Heated Garage, Parkade, See Remarks, Stall, Titled, Underground, Outside

### **Interior**

Interior Features	Bookcases, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Baseboard, Electric
Cooling	Wall Unit(s)
# of Stories	4

### **Exterior**

Exterior Features	BBQ gas line, Lighting
Construction	Composite Siding, Wood Frame

### **Additional Information**

Date Listed	January 23rd, 2025
Days on Market	72
Zoning	M-1
HOA Fees	375
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Real Broker
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