

# \$394,900 - 2305, 220 Seton Grove Se, Calgary

MLS® #A2220041

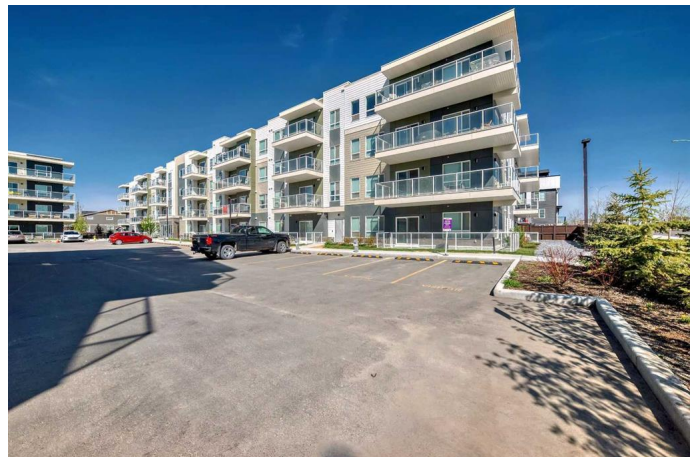
**\$394,900**

2 Bedroom, 2.00 Bathroom, 1,052 sqft

Residential on 0.00 Acres

Seton, Calgary, Alberta

\*\*\*CORNER UNIT-PRICE DROP for quick sale!!!\*\*  
Fantastic opportunity with this 2023 BUILT CONDO in heart of SETON community. Welcome to Amazing NE CORNER UNIT with wrap-around balcony and only 1 common wall with OVER 1050 SQFT of living space. It consists of WRAP-AROUND BALCONY, 2 large size Bedrooms / 2x4PC Bath / High ceiling throughout the home. This immaculately presented 3rd FLOOR CONDO is the perfect addition to any INVESTMENT PORTFOLIO or for a FIRST or SECOND TIME HOME BUYER. This affordable condo features: spacious kitchen with UPGRADED cabinetry with Quartz counter top and backsplash, all high end STAINLESS-STEEL appliances, pantry & large breakfast bar which can accommodate up to 6 bar stools. It also consists of large bright windows letting in a TON OF LIGHT in the unit, MASTER BEDROOM with ENSUITE which consist of double vanity & large walk-in CLOSET, second good size bedroom, GREAT SIZE LIVING AND DINING ROOM w/ direct access to Amazing NE facing PRIVATE WRAP-AROUND BALCONY and only 1 common wall. LAUNDRY ROOM is quite large and can be turned into part den/office or used as an additional storage space. For FLOORING: Luxury vinyl plank flooring throughout the living room, dining room and kitchen, and carpets with thick underlay in the bedrooms for your comfort. ADDED BONUS, comes with 1 HEATED UNDERGROUND



PARKING STALL and 1 assigned/leased STORAGE UNIT. Pets allowed (Condo board restrictions apply), location is exceptionally close to schools, medical, dental, banks, strip mall, cineplex, restaurants, parks and playgrounds and all amenities. Exceptionally close to Deerfoot Hwy, Deerfoot and Stoney Hwy, Parks, Golf Course, Walking Trails and Transit access. The LARGEST YMCA IN THE WORLD and the SETON HOA is just around the corner. Come see it before it's gone! This condo is perfect in every aspect, call to book your tour today!

Built in 2023

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2220041          |
| Price          | \$394,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,052             |
| Acres          | 0.00              |
| Year Built     | 2023              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 2305, 220 Seton Grove Se |
| Subdivision | Seton                    |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3M3T1                   |

**Amenities**

|           |                 |
|-----------|-----------------|
| Amenities | Bicycle Storage |
|-----------|-----------------|

|                |                              |
|----------------|------------------------------|
| Parking Spaces | 1                            |
| Parking        | Parkade, Titled, Underground |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Storage, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer   |
| Heating           | Baseboard  |
| Cooling           | None   |
| # of Stories      | 4  |

### Exterior

|                   |                      |
|-------------------|----------------------|
| Exterior Features | Balcony, Playground  |
| Construction      | Concrete, Wood Frame |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 10th, 2025 |
| Days on Market | 64             |
| Zoning         | M-1            |
| HOA Fees       | 375            |
| HOA Fees Freq. | ANN            |

### Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | Greater Calgary Real Estate |
|----------------|-----------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.