

# \$394,900 - 2304, 220 Seton Grove Se, Calgary

MLS® #A2224434

**\$394,900**

2 Bedroom, 2.00 Bathroom, 1,091 sqft  
Residential on 0.00 Acres

Seton, Calgary, Alberta

\*\*\*CORNER UNIT -LOWEST PRICE for almost 1,100SQFT condo in SETON for a quick sale\*\*\* Fantastic opportunity with this 2023 BUILT CONDO in heart of SETON community. Welcome to Amazing NE CORNER UNIT with wrap-around balcony with just under 1,100 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 Calgary South 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® #	A2224434
Price	\$394,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,091
Acres	0.00
Year Built	2023
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	2304, 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 25th, 2025
Days on Market	35
Zoning	M-1
HOA Fees	375
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Greater Calgary Real Estate
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