

# \$374,900 - 1209, 220 Seton Grove Se, Calgary

MLS® #A2246101

**\$374,900**

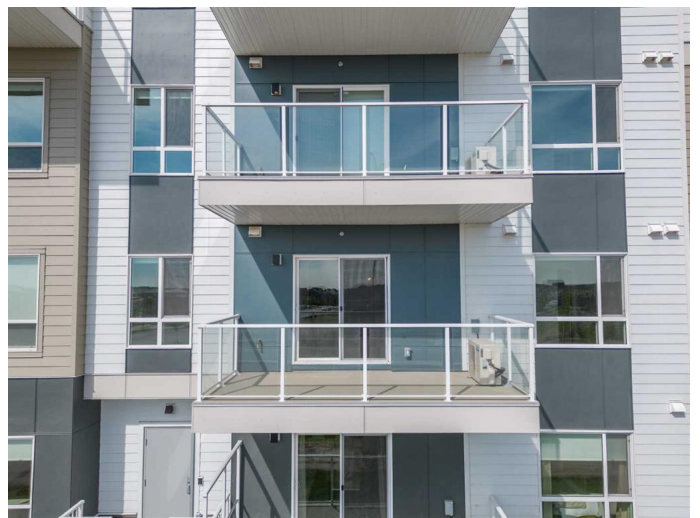
2 Bedroom, 2.00 Bathroom, 859 sqft

Residential on 0.00 Acres

Seton, Calgary, Alberta

LOCATION! LOCATION! LOCATION! If you're looking for a one-stop shop for all your lifestyle needs, Seton is the place to be! Welcome to this beautifully maintained 2 bed, 2 bath condo with underground heated parking, nestled in one of Calgary's most vibrant and desirable communities. As you enter, you're greeted by an oversized peninsula island offering ample counter space and storage—perfect for entertaining. This unit features 9 ft ceilings, quartz countertops throughout, Samsung stainless steel appliances, a pantry, dining area, and front-load washer/dryer. Enjoy Luxury Vinyl Plank flooring in the main living areas, tile in wet spaces, and plush carpet in both bedrooms. The primary bedroom includes a spacious walk-in closet and ensuite for your privacy and convenience. This home is ideal for young professionals, small families, or downsizers seeking a low-maintenance, modern lifestyle in an unbeatable location. Seton offers unmatched walkability to amenities including the world's largest YMCA, South Health Campus, grocery stores, banks, Cineplex, caf  s, restaurants, and more. Commuting is easy with quick access to Deerfoot Trail, Stoney Trail, and Highway 22—making weekend mountain getaways a breeze. Don't miss this opportunity—book your showing today and make this stunning condo your new home!

Built in 2023



## Essential Information

MLS® #	A2246101
Price	\$374,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	859
Acres	0.00
Year Built	2023
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information

Address	1209, 220 Seton Grove Se
Subdivision	Seton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M3T1

## Amenities

Amenities	Elevator(s), Secured Parking
Parking Spaces	1
Parking	Heated Garage, Underground
# of Garages	1

## Interior

Interior Features	Kitchen Island, Quartz Counters
Appliances	Central Air Conditioner, Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Baseboard, Electric
Cooling	Central Air, Sep. HVAC Units
# of Stories	4

## Exterior

Exterior Features	Balcony, BBQ gas line
Roof	Concrete, Flat

Construction	Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	August 11th, 2025
Days on Market	1
Zoning	M-2

**Listing Details**

Listing Office	Century 21 Bamber Realty LTD.
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