

# \$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 | 24                |
| Zoning         | M-2               |

**Listing Details**

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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