

# \$404,900 - 1403, 220 Seton Grove Se, Calgary

MLS® #A2213417

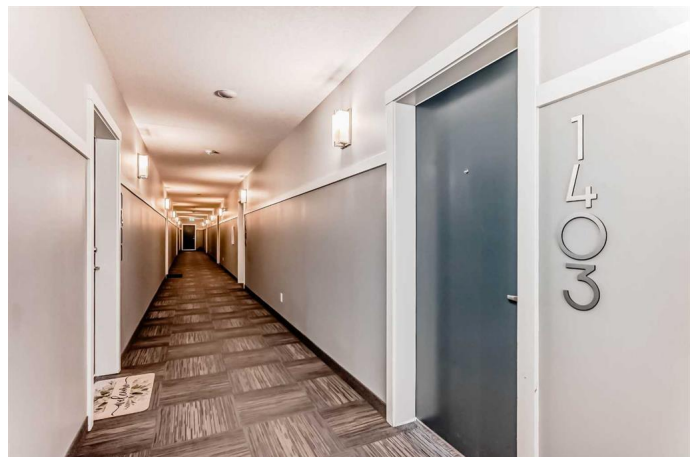
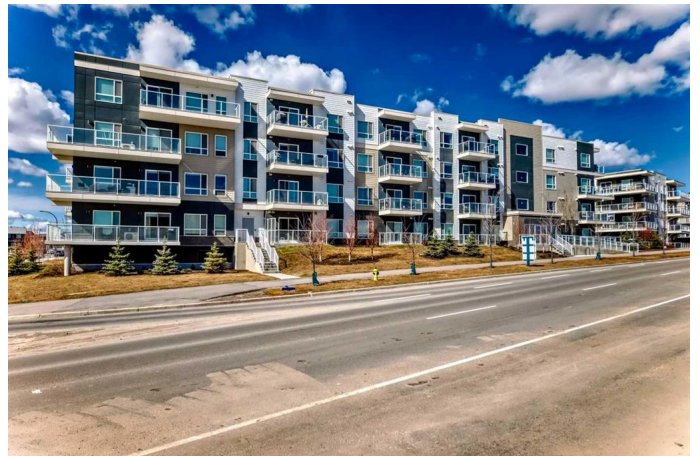
**\$404,900**

2 Bedroom, 2.00 Bathroom, 876 sqft

Residential on 0.00 Acres

Seton, Calgary, Alberta

Nestled in the vibrant and growing Seton community, this immaculate 2-bedroom, 2-bathroom condo, built in 2023, offers a combination of contemporary design, luxurious finishes, and unparalleled convenience. Located on the (4th) TOP FLOOR, this condo boasts exceptional panoramic views that can be enjoyed from the spacious private balcony, making it the ideal place to relax and unwind. The interior is thoughtfully designed with high-end finishes, including stunning quartz countertops and stainless steel appliances in the kitchen, which add an elegant touch and provide plenty of space for meal prep and entertaining. The open-concept living and dining area is bright and inviting, with large windows allowing natural light to flood the space, creating a warm and welcoming atmosphere. The two generously sized bedrooms provide the perfect retreat, with the primary bedroom featuring a private ensuite bathroom for added convenience. Both bathrooms are beautifully finished with contemporary fixtures and sleek finishes, creating a spa-like atmosphere. The condo also includes a convenient wall-mounted AIR CONDITIONER to keep you cool during warm summer months, ensuring comfort throughout the year. This condo also offers a titled underground parking that adds to the convenience for the homeowners. One of the standout features of this condo is the expansive private balcony, offering breathtaking views of the surrounding area.



Whether you’re enjoying a morning coffee, unwinding after a busy day, or entertaining guests, this outdoor space adds a unique touch to the home, enhancing its overall appeal. Not only is this condo a peaceful retreat, but it also offers exceptional convenience. Located just steps away from a variety of amenities, including a bustling plaza, a nearby gas station, and a lush park directly across the street, you’ll have everything you need right at your doorstep. Whether you’re running errands, enjoying a walk in the park, or grabbing a bite to eat, this location offers it all. This is an ideal home for first-time buyers, small families, or investors looking for a modern and desirable property in one of Calgary’s most dynamic neighborhoods.

\*\*\*Don’t miss the chance to own this pristine, move-in-ready condo that combines luxury, convenience, and an unbeatable location.\*\*\*

Built in 2023

Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2213417          |
| Price          | \$404,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 876               |
| Acres          | 0.00              |
| Year Built     | 2023              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 1403, 220 Seton Grove Se |
| Subdivision | Seton                    |

|             |         |
|-------------|---------|
| City        | Calgary |
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T3M 3T1 |

### Amenities

|                |                                                                    |
|----------------|--------------------------------------------------------------------|
| Amenities      | Bicycle Storage, Elevator(s), Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 1                                                                  |
| Parking        | Underground                                                        |

### Interior

|                   |                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s)                                                  |
| Appliances        | Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Wall/Window Air Conditioner, Washer, Window Coverings, Built-In Electric Range |
| Heating           | Baseboard                                                                                                                           |
| Cooling           | Wall Unit(s)                                                                                                                        |
| # of Stories      | 4                                                                                                                                   |

### Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | Balcony, BBQ gas line        |
| Construction      | Composite Siding, Wood Frame |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 23rd, 2025 |
| Days on Market | 7                |
| Zoning         | M-1              |
| HOA Fees       | 375              |
| HOA Fees Freq. | ANN              |

### Listing Details

|                |                  |
|----------------|------------------|
| Listing Office | Creekside Realty |
|----------------|------------------|

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.