

# \$398,000 - 2206, 220 Seton Grove Se, Calgary

MLS® #A2183545

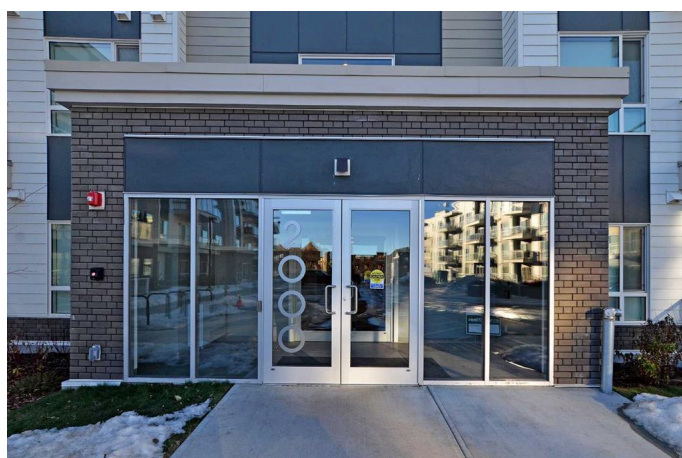
**\$398,000**

2 Bedroom, 2.00 Bathroom, 858 sqft

Residential on 0.00 Acres

Seton, Calgary, Alberta

Welcome to your dream condo! This stunning 2-bedroom, 2-bathroom located on the second floor boasts over 850 square feet of meticulously cared-for living space, still feeling brand new! With titled underground parking, this home combines convenience with style. Step inside to discover a bright, open-concept floor plan featuring 9-foot ceilings and an abundance of windows that flood the space with natural light. The modern finishes include vinyl flooring throughout, quartz countertops, upgraded stainless steel appliances, and a spacious extended kitchen island, perfect for entertaining. You'll appreciate the thoughtful details like the built-in pantry and additional cabinetry in the laundry room plus a large walk-in closet. Enjoy your morning coffee or evening sunset on the large wrap-around balcony, adding even more charm to this inviting space. Located in a vibrant community, you'll have easy access to shopping, delightful restaurants, and exciting entertainment options. Don't miss the opportunity to make this exquisite condo your new home! Call for your private viewing today!



Built in 2023

## Essential Information

MLS® #                   A2183545

Price                     \$398,000

Bedrooms             2

|                |             |
|----------------|-------------|
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 858         |
| Acres          | 0.00        |
| Year Built     | 2023        |
| Type           | Residential |
| Sub-Type       | Apartment   |
| Style          | Apartment   |
| Status         | Active      |

### **Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 2206, 220 Seton Grove Se |
| Subdivision | Seton                    |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3M 3T1                  |

### **Amenities**

|                |  |
|----------------|--|
| Amenities      | Elevator(s), Snow Removal, Visitor Parking |
| Parking Spaces | 1  |
| Parking        | Parkade, Titled, Underground               |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Elevator, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Vinyl Windows |
| Appliances        | Dishwasher, Dryer, Microwave Hood Fan, Range, Refrigerator, Washer, Window Coverings    |
| Heating           | Baseboard, Electric   |
| Cooling           | None  |
| # of Stories      | 4   |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior Features | Balcony                                   |
| Construction      | Composite Siding, Wood Frame, Wood Siding |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | December 16th, 2024 |
| Days on Market | 88                  |

|                |     |
|----------------|-----|
| Zoning         | M-1 |
| HOA Fees       | 375 |
| HOA Fees Freq. | ANN |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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