

# \$419,900 - 1105, 220 Seton Grove Se, Calgary

MLS® #A2189773

**\$419,900**

2 Bedroom, 2.00 Bathroom, 863 sqft  
Residential on 0.00 Acres

Seton, Calgary, Alberta

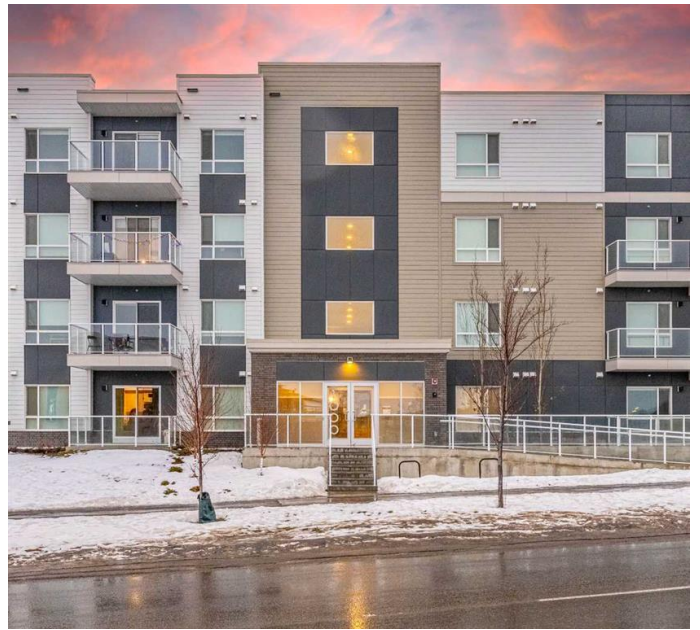
**\*\*\*OPEN HOUSE SUNDAY 1-3PM\*\*\***

Welcome to this stunning main-floor condo located in the vibrant community of Seton. Formerly a showhome, this property offers exceptional style, convenience, and versatility. Whether you're looking for a new home or a short-term rental opportunity, this condo checks every box.

Step into this beautifully designed space that showcases high-end finishes and thoughtful details throughout. The spacious layout features 2 bedrooms positioned on opposite sides of the open-concept living room, ensuring privacy and functionality. Natural light fills the living space through large windows, creating a warm and inviting atmosphere. The upgraded kitchen, complete with an extended island, modern finishes, and stainless steel appliances, is perfect for hosting or enjoying quiet nights at home. Plus, with air conditioning and the hrv system, you'll stay comfortable year-round.

The primary bedroom features a luxurious ensuite bathroom with stylish finishes and spa-like touches, creating a private retreat. The second bedroom is equally versatile, ideal for guests, family, or a home office. A second full bathroom ensures everyone has their own space.

Enjoy the added convenience of being on the main floor, allowing for easy access and



seamless indoor-outdoor living. This condo includes 2 titled parking stalls located near the elevator and a separate storage locker to keep everything organized.

Seton offers an unbeatable location with easy access to Deerfoot and Stoney Trail, making commutes and weekend getaways simple. Youâ€™ll be minutes from shopping, dining, and all the amenities you need, including the South Health Campus and YMCA. The communityâ€™s walkable design and vibrant atmosphere make it a sought-after destination for homeowners and investors alike.

Whether youâ€™re searching for a move-in-ready home, an investment property, or a short-term rental-friendly opportunity, this condo delivers style, comfort, and flexibility. Donâ€™t miss outâ€”schedule your showing today and experience the best that Seton has to offer! \*\*\*Furniture is also available separately\*\*\*

Built in 2023

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2189773    |
| Price          | \$419,900   |
| Bedrooms       | 2           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 863         |
| Acres          | 0.00        |
| Year Built     | 2023        |
| Type           | Residential |
| Sub-Type       | Apartment   |
| Style          | Apartment   |
| Status         | Active      |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 1105, 220 Seton Grove Se |
| Subdivision | Seton                    |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3M3T1                   |

### **Amenities**

|                |  |
|----------------|--|
| Amenities      | Elevator(s), Snow Removal, Visitor Parking, Bicycle Storage, Trash                           |
| Parking Spaces | 2  |
| Parking        | Additional Parking, Heated Garage, Parkade, Stall, Titled, Underground, Outside, See Remarks |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s), Bookcases, See Remarks |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer  |
| Heating           | Baseboard, Electric  |
| Cooling           | Wall Unit(s)   |
| # of Stories      | 4  |

### **Exterior**

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

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | January 23rd, 2025 |
| Days on Market | 72                 |
| Zoning         | M-1                |
| HOA Fees       | 375                |
| HOA Fees Freq. | ANN                |

### **Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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