# \$464,900 - 2314, 220 Seton Grove Se, Calgary

MLS® #A2209295

# \$464,900

3 Bedroom, 2.00 Bathroom, 1,179 sqft Residential on 0.00 Acres

Seton, Calgary, Alberta

\*\*\*\*\* MAIN FEATURE IS THE A/C UNIT THAT WHICH IS INSTALLED \*\*\*\*

Welcome to one of Calgary's most sought-after developments by Cedarglen Living, Seton Summit! THREE BEDROOM and 2 BATH | HUGE 1179 SQ. FT \*\*\* Third FLOOR\*\*\*STUNNING MOUNTAIN VIEWS \*\*\* **UNDERGROUND TITLED PARKING. \*\*\*** GOURMET KITCHEN with Big CUSTOM Drawers. Kitchen has HUGE Island, quartz Counter tops, STAINLESS STEEL APPLIANCES. Kitchen has additional FLOOR to Ceiling. PLUS a Walk-in pantry with LOTS of shelves. Custom Built TALL cabinets were added in the storage /Laundry room. Fabulous open floor plan, NINE Foot CEILINGS with view from kitchen to living /Dining room area with LOTS of BIG windows. Large Master bedroom with FULL En-suite bathroom (His/her sinks), Large Walk-in SHOWER. Amazing walk-in closet with additional custom built-in drawers and organizers (Owners Expense) . HUGE Balcony with stunning mountain and foothills views. Unique custom installation of A/C unit for extra efficiency of balcony space all at owner's expense. Easy access to Deerfoot and Stoney Trail Just minutes to SOUTH CAMPUS HOSPITAL Extensive Shopping Centre (Including Super Store), Largest YMCA in the World, TWO PARKS, Dog Park, Community centre with all the amenities under construction across the street, storage /Laundry room ,walk-in closet, A/C unit which has further enhanced the value







and functionality of this Truely outstanding property. By-laws state Air B & B is possible with Board Approval. Commuting is effortless with quick access to Deerfoot Trail and Stoney Trail. Don't miss this opportunity to own a rare 3-bedroom unit with luxurious upgrades and an unbeatable location. Schedule your private showing today!

#### Built in 2023

### **Essential Information**

MLS® # A2209295 Price \$464,900

Bedrooms 3
Bathrooms 2.00
Full Baths 2

Square Footage 1,179
Acres 0.00
Year Built 2023

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

# **Community Information**

Address 2314, 220 Seton Grove Se

Subdivision Seton
City Calgary
County Calgary
Province Alberta
Postal Code T3M 3T1

# **Amenities**

Amenities Bicycle Storage

Parking Spaces 1

Parking Underground

### Interior

Interior Features High Ceilings, Kitchen Island, Pantry, Walk-In Closet(s)

Appliances Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave

Hood Fan, Refrigerator, Washer, Window Coverings

Heating Baseboard Cooling Central Air

# of Stories 4

# **Exterior**

Exterior Features Balcony, Courtyard, Storage

Roof Flat, Membrane

Construction Composite Siding, Concrete

# **Additional Information**

Date Listed April 7th, 2025

Days on Market 12

Zoning DC

HOA Fees 375

HOA Fees Freq. ANN

# **Listing Details**

Listing Office Ace Realty

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® 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.