

# \$474,900 - 2314, 220 Seton Grove Se, Calgary

MLS® #A2194900

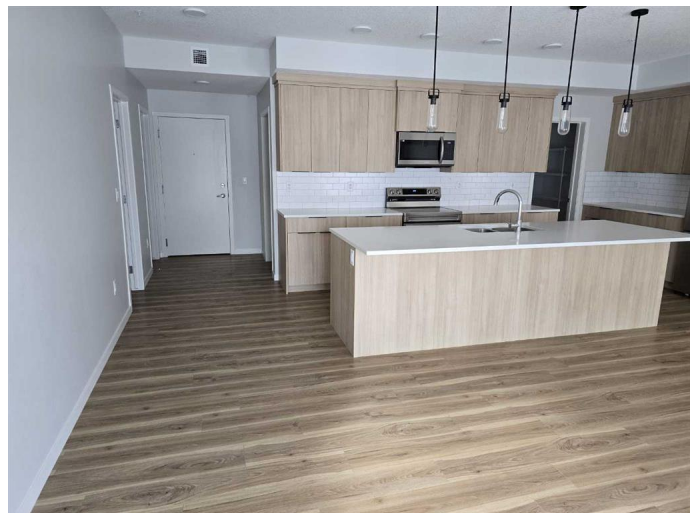
**\$474,900**

3 Bedroom, 2.00 Bathroom, 1,179 sqft

Residential on 0.00 Acres

Seton, Calgary, Alberta

Welcome to one of Calgary's most sought after developments by Cedarglen Living, Seton Summit! **THREE BEDROOM \*\*\* TOP FLOOR\*\*\*STUNNING MOUNTAIN VIEWS \*\*\* UNDERGROUND TITLED PARKING. \*\*\* GOURMET KITCHEN** with lower cabinets removed and Big **CUSTOM Drawers** installed at owners expense .Kitchen has **HUGE Island** ,quartz Counter tops ,**STAINLESS STEEL APPLIANCES** . Kitchen has additional **FLOOR to Ceiling built-in work station** with lower cabinets replaced with drawers for even more storage, **PLUS** a Walk-in pantry with **LOTS** of shelves. . Custom Built **TALL** cabinets were added in the storage /Laundry room(AT Owners Expense ).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 owners 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 .A **LOT** of **EXTRA \$\$\$\$** has been spent by current



owners on kitchen ,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.

Built in 2023

### **Essential Information**

MLS® #	A2194900
Price	\$474,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,179
Acres	0.00
Year Built	2023
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
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, Storage, Courtyard
Roof	Flat, Membrane
Construction	Composite Siding, Concrete

## Additional Information

Date Listed	February 14th, 2025
Days on Market	28
Zoning	DC
HOA Fees	375
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Ace Realty
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