

# \$459,900 - 2314, 220 Seton Grove Se, Calgary

MLS® #A2209295

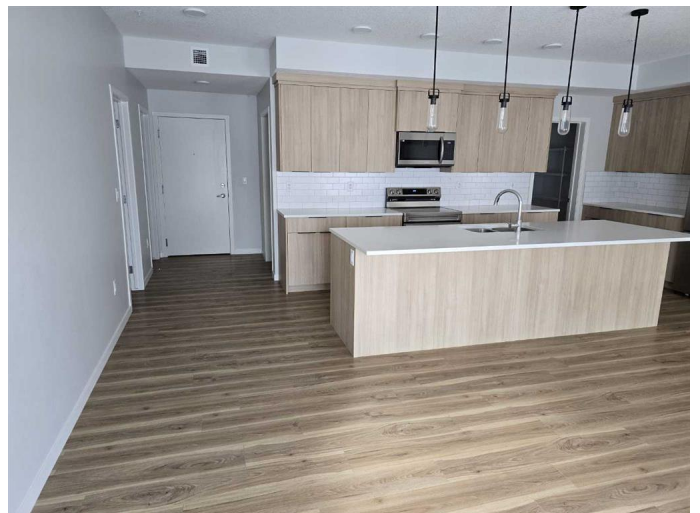
**\$459,900**

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 Truly 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	\$459,900
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, Storage, Courtyard
Roof	Membrane, Flat
Construction	Composite Siding, Concrete

## Additional Information

Date Listed	April 7th, 2025
Days on Market	17
Zoning	DC
HOA Fees	375
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Ace Realty
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