

# \$469,900 - 3405, 220 Seton Grove Se, Calgary

MLS® #A2202114

**\$469,900**

3 Bedroom, 2.00 Bathroom, 1,185 sqft  
Residential on 0.00 Acres

Seton, Calgary, Alberta

3 BED 2 BATH | HUGE 1185 SQ.FT | TOP  
FLOOR UNIT | HEATED UNDERGROUND  
PARKING | HIGH-END FINISHES |

Welcome to this stunning 3-bedroom, 2-bathroom condo boasting 1,185 sq. ft. of thoughtfully designed living space in the heart of Seton Summit. This unit is the perfect blend of luxury and convenience, featuring premium builder upgrades with no expense spared!

Step inside to discover soaring 9' ceilings and floor-to-ceiling windows that bathe the living spaces in natural light. Upgraded vinyl plank flooring and elegant designer lighting add sophistication throughout. A rare find, the spacious third bedroom makes this unit truly unique, offering versatile options for families, guests, or a home office.

The gourmet kitchen is a culinary dream, equipped with stainless steel appliances, granite countertops, and a stylish backsplash. The large walk-in pantry provides ample storage, while the oversized island with seating for four is perfect for meal prep and entertaining. The primary bedroom features a walk-in closet and a private ensuite, while two additional bedrooms share a second full bathroom. A dedicated laundry room with a full-size washer and dryer ensures ultimate convenience.

This NE-facing unit boasts a huge balcony,



ideal for relaxing or entertaining while enjoying stunning views. With titled underground parking stall and access to a secure bike storage room in the parkade, this property is designed for both comfort and practicality.

Seton Summit offers unparalleled convenience, located minutes from South Health Campus, Brookfield YMCA, Superstore, and a variety of shops, restaurants, and pubs. 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® #	A2202114
Price	\$469,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,185
Acres	0.00
Year Built	2023
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	3405, 220 Seton Grove Se
Subdivision	Seton
City	Calgary
County	Calgary
Province	Alberta

Postal Code T3M 3T1

### **Amenities**

Amenities Elevator(s), Visitor Parking, Bicycle Storage

Parking Spaces 1

Parking Underground

### **Interior**

Interior Features Double Vanity, Kitchen Island, Pantry, Quartz Counters, Walk-In Closet(s)

Appliances Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer

Heating Baseboard

Cooling None

# of Stories 4

### **Exterior**

Exterior Features Balcony

Construction Composite Siding, Wood Frame

### **Additional Information**

Date Listed March 13th, 2025

Days on Market 21

Zoning M-1

HOA Fees 375

HOA Fees Freq. ANN

### **Listing Details**

Listing Office Real Broker

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