

# \$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

\*\*\*\*\* 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 \*\*\* Third 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 Truly 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)
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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	February 14th, 2025
Days on Market	47
Zoning	DC
HOA Fees	375
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Ace Realty
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