$385,000 - 2303, 220 Seton Grove Se, Calgary

MLS® #A2232183

$385,000

2 Bedroom, 2.00 Bathroom, 864 sqft
Residential on 0.00 Acres

Seton, Calgary, Alberta

Welcome to this beautifully appointed third-floor condo located in the vibrant and walkable community of Seton. Perfect as a primary residence, investment property, or short/long term rental, this unit offers style, comfort, and unmatched convenience.

Step inside to an open-concept layout featuring high-end finishes throughout. The upgraded kitchen boasts modern cabinetry, stainless steel appliances, an extended island, and elegant design—ideal for entertaining or relaxing evenings at home.

The two spacious bedrooms are thoughtfully positioned on opposite sides of the living area, offering privacy and functionality. The primary suite includes a luxurious ensuite, while the second bedroom is perfect for guests, family, or a home office. A second full bathroom adds convenience for everyone.

Additional highlights include in-unit laundry with side-by-side washer and dryer, a large in-unit storage space, and the bonus of only one shared wall with a neighboring unit, offering enhanced privacy and tranquility. Natural light pours in through large windows, creating a warm and inviting ambiance. Step out onto the expansive 109 sq ft balcony, stretching 15 feet wide, and enjoy summer evenings with a BBQ, convenient gas line connection. It's the perfect outdoor retreat for relaxing, entertaining, or simply soaking in the sun. The unit also includes 1 titled stall in

secure underground heated parking, ensuring year-round comfort and peace of mind.

Seton is one of Calgary's most desirable communities with quick access to Deerfoot and Stoney Trail, and just minutes from South Health Campus, the YMCA, shopping, dining, and more.

Whether you're looking for a move-in-ready home or a term rental–friendly property, this condo checks all the boxes. Don't miss out–book your showing today!

Built in 2023

Essential Information

MLS® #	A2232183
Price	$385,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	864
Acres	0.00
Year Built	2023
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	2303, 220 Seton Grove Se
Subdivision	Seton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3T1

Amenities

Amenities	Elevator(s), Parking, Secured Parking, Snow Removal, Visitor Parking,

Bicycle Storage, Dog Run

Parking Spaces	1
Parking	Heated Garage, Parkade, Secured, Underground, Titled

Interior

Interior Features	Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s), Elevator
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
# of Stories	4

Exterior

Exterior Features	Balcony, BBQ gas line, Barbecue
Construction	Concrete, Vinyl Siding, Wood Frame

Additional Information

Date Listed	June 17th, 2025
Days on Market	49
Zoning	M-1
HOA Fees	375
HOA Fees Freq.	ANN

Listing Details

Listing Office	4th Street Holdings Ltd.