

3410, 220 Seton Grove SE
Calgary, Alberta

MLS # A2173054



\$335,000

Division:	Seton		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	647 sq.ft.	Age:	2023 (1 yrs old)
Beds:	1	Baths:	1
Garage:	Outside, Parking Lot, Stall, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 247
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding, Wood Frame	Zoning:	M-1
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Kitchen Island		

Inclusions: N/A

Discover this rare 1-bedroom, 1-bathroom oversized floor plan in the highly sought-after Seton Grove. Located on the top floor, this unit has high ceilings and large windows that flood the space with natural light. Equipped with A/C, ensuring comfort year-round. The timeless white kitchen features stainless steel appliances, sleek quartz countertops, and modern lighting. The open floorplan is enhanced by durable vinyl plank flooring, making the space both stylish and easy to maintain. Enjoy the convenience of in-suite laundry and relax on your private balcony. For those looking for an investment property, this unit is currently leased at \$1730 a month, with the current lease expiring 11/30. Tenant would love to stay and renew , or will move out by the end of the lease. Set in a prime location, this condo is close to restaurants, shopping, amenities, South Health Campus, and the YMCA. A perfect blend of modern living and convenience!