

1204, 220 Seton Grove SE
Calgary, Alberta

MLS # A2203294



\$309,900

Division:	Seton		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	585 sq.ft.	Age:	2023 (2 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 222
Basement:	-	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	M-1
Foundation:	-	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks		

Inclusions: Window Coverings

Discover this rare oversized 1-bedroom, 1-bathroom condo in the highly sought-after Seton Grove. This unit features high ceilings and large windows, filling the space with natural light. Designed for year-round comfort, it comes equipped with air conditioning. A prime Airbnb investment, this unit is already generating excellent income in the ONLY complex in Seton allowing Short Term Rentals! The modern kitchen boasts stainless steel appliances, sleek quartz countertops, and contemporary lighting. The open-concept layout is enhanced by durable vinyl plank flooring, making the space both stylish and low-maintenance. Additional perks include in-suite laundry, a private balcony, and a secure storage locker for extra convenience. This unit also comes with two underground parking spots, a rare and valuable feature. Located in a high-demand area, you're just minutes from restaurants, shopping, amenities, South Health Campus, and the Seton YMCA. Whether you're looking for a turnkey investment or a modern place to call home, this condo delivers unbeatable value! Don't miss this opportunity—call your favorite REALTOR today!