

# \$299,900 - 1204, 220 Seton Grove Se, Calgary

MLS® #A2203294

**\$299,900**

1 Bedroom, 1.00 Bathroom, 585 sqft  
Residential on 0.00 Acres

Seton, Calgary, Alberta

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.

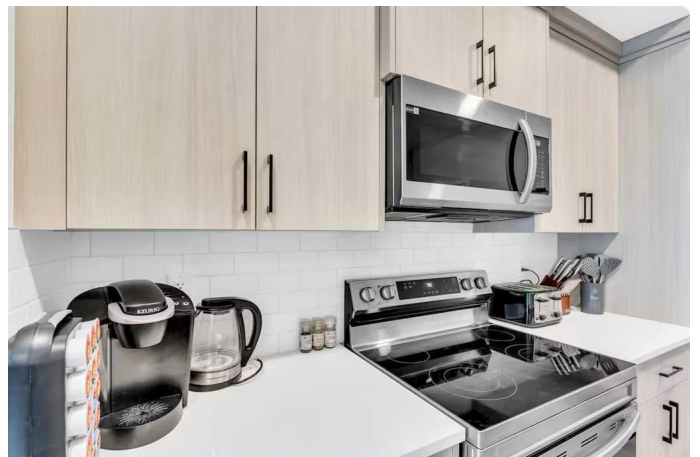
A prime Airbnb investment, this unit is already generating excellent income in the ONLY complex in Seton allowing Short Term Rentals! The modern kitchen boasts stainless steel appliances, sleek quartz countertops, and contemporary lighting. The open-concept layout is enhanced by durable vinyl plank flooring, 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!

Built in 2023

## Essential Information



MLS® #	A2203294
Price	\$299,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	585
Acres	0.00
Year Built	2023
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	1204, 220 Seton Grove Se
Subdivision	Seton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3T1

### **Amenities**

Amenities	Secured Parking
Parking Spaces	2
Parking	Underground

### **Interior**

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Baseboard
Cooling	Central Air
# of Stories	4

### **Exterior**

Exterior Features	Balcony, BBQ gas line
Construction	Concrete, Wood Frame

### **Additional Information**

Date Listed March 18th, 2025

Days on Market 17

Zoning M-1

## **Listing Details**

Listing Office RE/MAX iRealty Innovations

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.