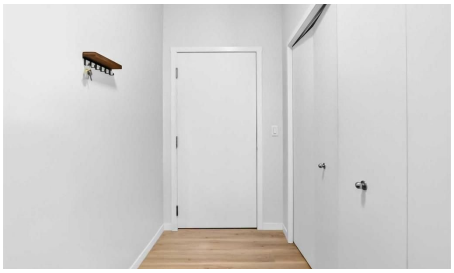
3208 220 Seton Grove SE

Calgary | Active | MLS® A2327009

$389,000









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2023**	**1,054.5 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by CIR Realty

A closer look

Welcome to this stunning corner-unit condominium in the vibrant community of Seton, offering the perfect blend of style, comfort, and convenience. This bright and spacious 2-bedroom, 2-bathroom home features a desirable south-facing exposure, filling the open-concept living space with natural light throughout the day.

Designed with modern living in mind, the home showcases premium finishes, high ceilings, and a beautifully appointed kitchen complete with a large island-ideal for entertaining, meal preparation, or casual dining. The spacious primary retreat includes a walk-in closet and a luxurious ensuite featuring his-and-her sinks, providing both comfort and functionality.

Step outside to your expansive wrap-around balcony, offering the perfect space to relax, entertain, or enjoy sunny southern views. Additional highlights include in-suite laundry and a thoughtfully designed layout that maximizes both space and privacy.

Ideally located just minutes from Seton's shopping district, restaurants, cafés, entertainment, and the South Health Campus hospital, this home also offers quick access to Deerfoot Trail and Stoney Trail, making commuting anywhere in the city fast and convenient.

Whether you're a first-time buyer, downsizer, or investor, this exceptional home offers modern living in one of Calgary's most sought-after communities. Don't miss your opportunity to make it yours!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2327009
Bedrooms	2
Bathrooms	2
Year Built	2023
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No

Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit
Total Living Area:	1,054.5 sq. ft.
Condo Fee:	$422.65
Condo Fee Includes:	Caretaker, Common Area Maintenance, Gas, Heat, Insurance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
HOA Fee Frequency:	Annually
Front Exposure:	East
Unit Exposure:	South
Floor Location:	Other
Entry Level:	1
Stories Total:	4
Levels:	Single Level Unit
End Unit:	2+ Common Walls, End Unit
Total Rooms Above Grade:	5
Year built:	2023 (Age: 3)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	1
Plan:	2310449
Heating:	Baseboard, Electric
Foundation:	Poured Concrete

New Constr.:	No
Construction Material:	Composite Siding, Concrete, Wood Frame
Structure Type:	Low Rise (2-4 stories)
Ensuite:	Yes
Flooring:	Ceramic Tile, Vinyl Plank
Cooling:	None
Fireplaces:	0
Garage:	No
Garage Spaces:	1
Parking:	Enclosed, Heated Garage, Off Street, Parkade, Stall, Titled
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
HOA Fee:	$430.00
Condo Fee Frequency:	Monthly
City Quadrant:	Southeast
Condo Name:	Z-name Not Listed
Community:	Seton
Amenities:	Bicycle Storage, Elevator(s), Parking, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking
Appliances:	Dishwasher, Dryer, Microwave, Range, Range Hood, Refrigerator, Washer
Inclusions:	N/A
Restrictions:	Pet Restrictions or Board approval Required, Pets Allowed
Pets Allowed:	Restrictions, Cats OK, Dogs OK, Yes
Main Floor	Bedroom · 12'1" × 8'11" ·
Main Floor	Laundry · 8'6" × 5'8" ·

Main Floor	Living Room · 14'4" × 11'8" ·
Main Floor	Entrance · 11'1" × 4'6" ·
Main Floor	Walk-In Closet · 8'4" × 5'11" ·
Main Floor	Bedroom - Primary · 11'11" × 10'1" ·
Main Floor	Dining Room · 9'11" × 9'4" ·
Main Floor	Kitchen · 17'3" × 10'6" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)
Exterior Features:	Balcony, BBQ gas line, Storage
Patio And Porch Features:	Balcony(s), Deck
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone SE
Zoning:	M-1
Listed Date:	Aug 04, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/3208-220-seton-grove-se-calgary-a2327009/

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.