

215, 20 Seton Park
Calgary, Alberta

MLS # A2300681



\$347,500

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|------------------|---------------------------------------|---------------|------------------|
| Division: | Seton | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 863 sq.ft. | Age: | 2017 (9 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Heated Garage, Insulated, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

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|--------------------|---|-------------------|--------|
| Heating: | Baseboard | Water: | - |
| Floors: | Carpet, Tile, Vinyl | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 417 |
| Basement: | - | LLD: | - |
| Exterior: | Composite Siding, Stone, Wood Frame | Zoning: | DC |
| Foundation: | - | Utilities: | - |
| Features: | Closet Organizers, Kitchen Island, No Smoking Home, See Remarks | | |

Inclusions: N/A

It is Seton Park SE !!! It's a beautifully appointed two-bedroom, two full bathroom condo located in the heart of Calgary's vibrant and rapidly growing Seton community. Designed with both comfort and functionality in mind, this home features 9-foot ceilings and a bright, open-concept layout that immediately creates a sense of space and ease. Large windows allow natural light to fill the living and dining areas, while the modern kitchen is finished with granite countertops, sleek cabinetry, and ample workspace, offering both practicality and a refined touch. The primary bedroom is thoughtfully positioned and includes a walk-in closet along with a private 3-piece ensuite, creating a quiet and comfortable retreat. The second bedroom is generously sized and situated near a full 4-piece bathroom, making the layout ideal for guests, shared living, or a flexible home office setup. Additional features such as in-suite laundry, a private balcony, and a titled underground parking stall further enhance everyday comfort, while also ensuring long-term practicality through all seasons. Beyond the unit itself, what truly sets this home apart is its location. Seton is one of Calgary's most complete and well-planned communities, offering a lifestyle where daily needs can be met within minutes. From nearby parks and green spaces to schools, healthcare at the South Health Campus, the YMCA, and a wide range of shopping and dining options, everything is close at hand. The ease of access to major roadways also makes commuting simple and efficient. More than just a well-designed home, this is an opportunity to live in one of Calgary's most complete and connected communities—where everyday essentials, green spaces, and lifestyle amenities come together seamlessly. Defined by modern design, everyday convenience, and lasting value, this

home offers a truly balanced living experience.