

201, 20 Seton Park SE  
Calgary, Alberta

MLS # A2208609



**\$309,900**

<b>Division:</b>	Seton		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	684 sq.ft.	<b>Age:</b>	2018 (7 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 297
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Double Vanity, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to Seton Park Place !! Located in the highly desirable community of Seton, this bright and spacious condo is just steps from the South Health Campus, the world's largest YMCA, coffee shops, restaurants, major grocers, movie theatre & more. Everything you need is literally within walking distance! This 2nd level unit features a generous south-facing balcony that overlooks a beautiful green space—perfect for relaxing or enjoying a walk. Inside, the open-concept layout feels even more spacious with 9' ceilings. The kitchen offers plenty of room to cook and entertain boasting a large island, all finished in gleaming granite. With 2 good sized bedrooms, a dedicated laundry room, a full 4-piece bathroom, high end blinds, and a comfortable living area, this condo has all the space & comfort you need. With a titled underground parking stall, bicycle storage and endless amenities at your fingertips, this condo is perfect for first-time buyers or savvy investors. Don't miss your chance to own one of the best units in the complex—book a showing today!