

**211, 20 Seton Park SE**  
**Calgary, Alberta**

**MLS # A2293241**



## \$524,900

|                  |                                    |               |                  |
|------------------|------------------------------------|---------------|------------------|
| <b>Division:</b> | Seton                              |               |                  |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                  |
| <b>Size:</b>     | 1,316 sq.ft.                       | <b>Age:</b>   | 2018 (8 yrs old) |
| <b>Beds:</b>     | 3                                  | <b>Baths:</b> | 2                |
| <b>Garage:</b>   | Parkade, Stall, Underground        |               |                  |
| <b>Lot Size:</b> | -                                  |               |                  |
| <b>Lot Feat:</b> | -                                  |               |                  |

|                    |                                                                                                                                                                 |                   |        |
|--------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard                                                                                                                                                       | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Other, Vinyl                                                                                                                                            | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                                                                                                                                                               | <b>Condo Fee:</b> | \$ 552 |
| <b>Basement:</b>   | -                                                                                                                                                               | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Composite Siding, Other, Wood Frame                                                                                                                             | <b>Zoning:</b>    | DC     |
| <b>Foundation:</b> | -                                                                                                                                                               | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s) |                   |        |
| <b>Inclusions:</b> | N/A                                                                                                                                                             |                   |        |

**WELCOME HOME!** Spacious and stylish 2nd floor condo in a modern 4 storey building, ideally located within a 5-minute walk to South Health Campus and close to the Seton YMCA, shopping, restaurants, and schools. Offering over 1,315 sq. ft. of living space, this bright unit features large windows throughout that fill the home with natural light. The stylish kitchen is complete with white quartz countertops, stainless steel appliances, a smooth induction cooktop with stainless steel hood fan, built-in wall oven and microwave, and a large island with undermount sink. A walk-in pantry provides excellent storage and convenience. The open-concept layout connects the kitchen, dining area, and living room, creating a comfortable space for both everyday living and entertaining. Patio doors lead to your private balcony with open views, a great spot to relax and unwind. This home offers 3 spacious bedrooms and the primary bedroom includes a walk-in closet, private 4-piece ensuite, a SECOND private patio off the primary bedroom, while a second full bathroom is perfect for overnight guests. A laundry room with full-size washer and dryer and built-in shelving provides additional storage and functionality rarely found in condo living. The unit also includes TWO titled parking stalls in the secure underground parkade, keeping your vehicles protected year-round. An excellent opportunity to own a spacious condo in one of Calgary's fastest-growing communities, with quick access to healthcare, recreation, shopping, and major roadways. A fantastic option for professionals, down sizers, or investors alike! Book your showing today! This ones a gem!