

**6412, 20295 Seton Way SE**  
**Calgary, Alberta**

**MLS # A2294648**



**\$429,000**

<b>Division:</b>	Seton		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,088 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Membrane	<b>Condo Fee:</b>	\$ 469
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Metal Frame, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Quartz Counters		

**Inclusions:** n/a

Welcome to this beautifully maintained 1,088 sq.ft. top-floor condo in the vibrant community of Seton. This bright 2-bedroom, 2-bathroom home features an open-concept layout, large windows, and stunning top-floor views, offering privacy, comfort, and abundant natural light throughout the day. The modern kitchen includes sleek cabinetry, stainless steel appliances, and generous counter space, flowing seamlessly into the living and dining areas—perfect for everyday living and entertaining. The spacious primary bedroom offers a 4-piece ensuite, while the second bedroom and full bath provide flexibility for guests or a home office. Additional highlights include titled underground parking (Stall #209) and assigned storage (Locker #20). Ideally located within walking distance to the largest YMCA in North America, South Health Campus, shopping, restaurants, and more, with easy access to Deerfoot Trail, Stoney Trail, and transit. Move-in ready—book your private showing today!