

4104, 20295 Seton Way SE
Calgary, Alberta

MLS # A2312556



\$419,888

Division:	Seton		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,058 sq.ft.	Age:	2025 (1 yrs old)
Beds:	2	Baths:	2
Garage:	Covered, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Electric	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 469
Basement:	-	LLD:	-
Exterior:	Composite Siding, Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		
Inclusions:	n/a		

Welcome to an excellent potential (with condo board permitting short-term rentals, subject to applicable bylaws and City regulations). Effortless living in this beautifully maintained main floor condo offering the perfect blend of comfort, convenience, and elevated design. Thoughtfully crafted with a functional open concept layout, this turn-key residence is ideal for first time buyers, downsizers, professionals, or investors seeking a low maintenance property in a highly desirable location. The bright and inviting living space is filled with natural light and seamlessly connects to the kitchen and dining area, creating an ideal flow for both everyday living and entertaining. Extensively enhanced beyond builder standards, the home features upgraded Luxury Vinyl Plank flooring, updated light fixtures, and a stunning oversized 15-foot kitchen island that anchors the heart of the home. The beautifully designed kitchen is further elevated by cabinetry extending all the way to the ceiling and a full-height backsplash, creating a refined custom feel rarely found at this price point. Designed with intention and warmth, the overall atmosphere of the home blends high-end styling with natural textures and subtle rustic touches, creating a peaceful and calming environment that feels both sophisticated and welcoming. Step outside from the dining and living area onto your private patio, an inviting extension of the living space and the perfect setting to enjoy morning coffee, unwind in the evening, or create a quiet outdoor retreat surrounded by a sense of calm and comfort. Adding to the home's exceptional livability are the upgraded comfort systems, including a Mitsubishi wall-mounted heat pump providing efficient heating and cooling year round, along with a Lifebreath ERV system designed for continuous fresh air intake and exhaust, helping maintain a comfortable and healthy indoor

environment throughout every season. The spacious primary bedroom provides a relaxing retreat, while the versatile second bedroom — currently used as a bright home office — features large windows and flexibility to easily function as a guest room, workspace, nursery, or additional bedroom depending on your lifestyle needs. Thoughtful design and efficient use of space maximize both comfort and functionality throughout the home. Enjoy the convenience of main floor living with easy access for pets, guests, groceries, and day to day functionality without compromising privacy or comfort. Located close to shopping, restaurants, transit, parks, pathways, and everyday amenities, this exceptional corner condo offers outstanding value and lifestyle appeal in a well-managed building. Whether you're searching for your first home or simplified living without sacrificing location or quality, this exceptional condo is ready to impress.