

528, 20295 Seton Way SE
Calgary, Alberta

MLS # A2320313



\$529,000

Division:	Seton		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,728 sq.ft.	Age:	2023 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 246
Basement:	None	LLD:	-
Exterior:	Brick, Composite Siding, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	n/a		

Welcome to Seton Serenity, an exceptional opportunity to own in one of Calgary's most dynamic and fast-growing urban communities. Built by award winning CedarGlen Living, this beautifully appointed 3 bedroom townhome offers the perfect balance of modern design, everyday convenience, and investment potential in a short term rental friendly development. Perfectly positioned directly across from the tranquil community pond, this 1,728 sq. ft. residence enjoys uninterrupted water views and an abundance of natural light adorning the home, resulting in an inviting atmosphere that feels both peaceful and connected to the vibrant energy of Seton. Inside, the thoughtfully designed open concept layout is enhanced by 9' ceilings, luxury vinyl plank flooring, and expansive living spaces ideal for entertaining or relaxing after a busy day. The delightful kitchen features full-height cabinetry, quartz countertops, stainless steel appliances, and an oversized island, and spacious dining area that anchors the heart of the home. The upper level offers a spacious primary retreat complete with a walk-in closet and elegant ensuite featuring dual vanities, quartz counters, and a glass-enclosed shower. Two additional bedrooms provide flexibility for family living, guests, or a dedicated home office, while upper floor laundry adds everyday convenience. A rare side-by-side double attached garage ensures secure parking and ample storage year round. What truly sets this home apart is its unbeatable location. Just moments from South Health Campus, the YMCA, Cineplex VIP Cinemas, grocery stores, restaurants, cafés, shopping, walking pathways, and future LRT access, this is a community designed for those who value both convenience and lifestyle. Whether you're a first-time buyer, healthcare professional, investor, or someone seeking a low-maintenance

lock-and-leave home, this property offers exceptional versatility in one of Calgary's most amenity-rich neighbourhoods. Modern, bright, and ideally located, this is pond-front living in the heart of Seton at its finest.