

3303, 20295 Seton Way SE
Calgary, Alberta

MLS # A2321888



\$424,900

Division:	Seton		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,048 sq.ft.	Age:	2024 (2 yrs old)
Beds:	2	Baths:	2
Garage:	Enclosed, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 469
Basement:	-	LLD:	-
Exterior:	Composite Siding, Concrete, Metal Frame, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Pantry, Stone Counters		

Inclusions: NONE

Welcome to Seton Serenity, where modern design, premium upgrades, and exceptional convenience come together in this beautifully appointed third-floor corner unit. Offering nearly 1,100 square feet of thoughtfully designed living space, this bright and spacious home features two bedrooms, two bathrooms, titled underground parking, and quality finishes throughout — perfect for first-time buyers, downsizers, or investors seeking a turnkey opportunity. Bathed in natural light thanks to its desirable end-unit location, the open-concept floor plan showcases durable luxury vinyl plank flooring and an impressive kitchen designed to impress. Contemporary charcoal cabinetry is paired with elegant white quartz countertops and a full package of upgraded stainless steel appliances, including an upgraded range and hood fan along with full-sized washer and dryer. At the heart of the home is a remarkable nearly 15-foot island, offering abundant prep space, storage, and seating for entertaining family and friends. The spacious dining and living areas flow seamlessly together, creating an inviting atmosphere for everyday living and hosting guests. Step outside and enjoy your private balcony complete with a gas BBQ hookup, providing the perfect space to relax and take in the surrounding views. The generous primary retreat features a large walk-in closet and a beautifully finished ensuite with dual vanities and a walk-in shower. A second bedroom and full bathroom offer excellent flexibility for guests, roommates, or a home office and the blackout blinds ensure privacy. This home has been further enhanced with approximately \$6,000 in professionally installed central air conditioning, ensuring year-round comfort and adding value rarely found in condo living. Built by award-winning Cedarglen Living, Seton Serenity offers exceptional quality in one of Calgary’s most vibrant

and rapidly growing communities. Residents enjoy easy access to the South Health Campus, Calgary Public Library, the world's largest YMCA, shopping, restaurants, schools, walking paths, transit, and convenient connections to Stoney Trail and Deerfoot Trail. Rarely does a corner unit of this size and quality become available. Combining stylish finishes, thoughtful upgrades, and low-maintenance living, this exceptional home offers the perfect blend of comfort and convenience in the heart of Seton. Book your private showing today. Please note some photos have been virtually staged.