

5116, 20295 Seton Way SE
Calgary, Alberta

MLS # A2327759



\$417,000

Division:	Seton		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,057 sq.ft.	Age:	2025 (1 yrs old)
Beds:	2	Baths:	2
Garage:	Garage Door Opener, Heated Garage, Secured, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 469
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding, Concrete, Metal Frame, Other	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Double Vanity, Granite Counters, High Ceilings, No Smoking Home, Walk-In Closet(s)		

Inclusions: N/A

RARE FIND IN SETON! SPACIOUS CORNER UNIT WITH NEARLY 1,100 SQ. FT. OF LUXURY LIVING! Welcome to SETON SERENITY, where modern design, exceptional space, and unbeatable convenience come together in this impressive GROUND-FLOOR CORNER UNIT. Featuring 2 BEDROOMS, 2 BATHROOMS, and TITLED UNDERGROUND PARKING, this home offers the perfect blend of condo convenience and single-family home comfort—ideal for FIRST-TIME BUYERS, DOWNSIZERS, PROFESSIONALS, or INVESTORS. One of the home's most desirable features is the incredible LOCATION AND ACCESSIBILITY. Your titled underground parking stall is conveniently positioned just a straight shot up one flight of stairs directly to your unit—no long hallways, no elevator waits, and no unnecessary hassle. Enjoy the added bonus of DIRECT EXTERIOR ACCESS, making daily living easier and more convenient. Step inside and discover a bright, open-concept layout featuring SOUTH-FACING EXPOSURE, additional corner windows, and stylish LUXURY VINYL PLANK FLOORING throughout the main living spaces. The SHOWSTOPPING KITCHEN is truly the heart of this home. Designed for those who love to cook and entertain, it features CEILING-HEIGHT CABINETRY, STAINLESS STEEL APPLIANCES, MARBLE-INSPIRED QUARTZ COUNTERTOPS, MODERN PENDANT LIGHTING, a spacious pantry, and an incredible NEARLY 15-FOOT ISLAND offering exceptional seating, storage, and prep space rarely found in condo living. The generous living and dining areas flow seamlessly onto your PRIVATE GROUND-LEVEL PATIO complete with a GAS BBQ HOOKUP—the perfect place for morning coffee, summer evenings, entertaining guests, or simply relaxing outdoors. The impressive PRIMARY RETREAT

features a large walk-in closet and a beautifully appointed ensuite complete with DUAL VANITIES and WALK-IN SHOWER. A second bedroom and full bathroom provide excellent flexibility for guests, a home office, or additional living space. Additional highlights include IN-SUITE LAUNDRY WITH FULL-SIZED WASHER & DRYER, roughed-in central air conditioning, and thoughtful finishes throughout. Built by award-winning Cedarglen Living, SETON SERENITY offers quality craftsmanship in one of Calgary's most desirable and fastest-growing communities. Enjoy being just minutes from the SOUTH HEALTH CAMPUS, WORLD'S LARGEST YMCA, CALGARY PUBLIC LIBRARY, SHOPPING, RESTAURANTS, SCHOOLS, WALKING PATHS, and convenient access to STONET TRAIL & DEERFOOT TRAIL. HOMES WITH THIS MUCH SPACE, THIS LEVEL OF FINISH, AND THIS MUCH CONVENIENCE ARE RARELY AVAILABLE. Whether you're looking to simplify, invest, or find your first home, this exceptional property checks all the boxes. DON'T MISS OUT—BOOK YOUR PRIVATE SHOWING TODAY! Please note: Some photos have been virtually staged.