

6301, 20295 Seton Way SE
Calgary, Alberta

MLS # A2331071



\$359,900

Division:	Seton		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	836 sq.ft.	Age:	2024 (2 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Electric	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 370
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding, Metal Siding , Wood Frame	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:	Furniture included		

OPEN HOUSE SATURDAY, SEPT 5 FROM 2-4PM**** Welcome to Seton, one of Calgary's most vibrant and fastest-growing communities! This move-in ready 2-bedroom, 2-bathroom condo features the highly sought-after "H" floor plan by Cedarglen, offering 835.5 sq. ft. RMS (899 sq. ft. builder size) of thoughtfully designed living space. The bright open-concept layout showcases 9-foot ceilings, upgraded luxury vinyl plank flooring throughout the main living areas, and plush carpet in the bedrooms. The stylish kitchen is equipped with quartz countertops, a large island, stainless steel appliances, an undermount sink, and a pantry, seamlessly connecting to the spacious living and dining areas—perfect for everyday living and entertaining. The spacious primary bedroom features a walk-in closet and a well-appointed 4-piece ensuite with a double vanity, while the second bedroom is thoughtfully positioned next to another full 4-piece bathroom, providing excellent privacy for guests, family, or roommates. Step outside to the large private balcony, complete with a BBQ gas line and glass railing—an ideal space to relax or entertain. Additional highlights include Low-E triple-glazed windows, in-suite laundry, one titled underground parking stall (#213), and an assigned storage locker (#23). This pet- and rental-friendly building is ideally situated within walking distance to the South Health Campus, the largest YMCA in North America, shopping, restaurants, Cineplex, parks, and everyday amenities. Enjoy quick access to Deerfoot Trail, Stoney Trail, and public transit, making commuting effortless. Whether you're a first-time buyer, downsizer, or investor, this exceptional condo offers outstanding value in one of Calgary's most desirable communities. **FURNITURE INCLUDED!** Book your private showing today!