

414, 20 Seton Park SE
Calgary, Alberta

MLS # A2347073



\$319,900

Division:	Seton		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Penthouse		
Size:	821 sq.ft.	Age:	2017 (9 yrs old)
Beds:	2	Baths:	2
Garage:	Garage Door Opener, Heated Garage, Parkade, Stall, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 412
Basement:	-	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame, Wood Siding	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Kitchen Island, Pantry, Quartz Counters		

Inclusions: N/A

Welcome to this bright and beautifully maintained 2-bedroom, 2-bathroom top-floor condo in one of Calgary's most convenient and fast-growing communities. With no neighbours above, central A/C and a smart, functional layout, this is an easy place to call home. The open-concept kitchen and living space is finished with modern cabinetry, plenty of counter space and an upgraded refrigerator, while the private balcony extends your living space outdoors and includes a gas line for the BBQ. Both bedrooms are generously sized, with two full bathrooms making the layout ideal for roommates, guests, a home office or anyone looking for a little extra separation. The unit also includes titled underground parking — Stall #270 — along with reasonable condo fees and a pet-friendly building. One of the biggest advantages here is the location. There is plenty of additional street parking nearby for guests, and you're just minutes from Seton's restaurants, shopping, services, South Health Campus and the Brookfield Residential YMCA at Seton. And the neighbourhood is still getting better. The City of Calgary is moving forward with the approximately 15.8-acre Seton Regional Park planned between Seton Drive and Seton Park Road, adding another major green space and recreation amenity to the community. Top floor, A/C, underground parking, outdoor space and virtually everything you need close to home — this is a great opportunity to get into Seton.