

215, 20 Seton Park SE
Calgary, Alberta

MLS # A2351292



\$315,000

Division:	Seton		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	863 sq.ft.	Age:	2017 (9 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 417
Basement:	-	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, See Remarks		

Inclusions: N/A

CONTEMPORARY COMFORT MEETS EXCEPTIONAL CONVENIENCE IN THE HEART OF SETON! Welcome to this beautifully presented, freshly painted 2-bedroom, 2-bathroom condo offering 860 SQFT of thoughtfully designed living space in one of southeast Calgary's most vibrant communities. Situated on the second floor, this inviting residence combines modern finishes, a functional layout, and an abundance of natural light to create a home that feels both stylish and welcoming. The open-concept kitchen is the heart of the home, featuring an expansive central island with breakfast-bar seating, elegant countertops, timeless shaker-style cabinetry, a contemporary tile backsplash, and stainless steel appliances. Generous cabinetry and counter space make everyday living effortless, while the seamless flow into the dining and living areas creates an ideal setting for entertaining or relaxing. Stylish wood-look flooring, a sophisticated accent wall, and large sliding glass doors enhance the living space and lead to a private covered balcony overlooking the open surroundings. The thoughtfully arranged bedrooms offer comfort and flexibility, with the primary suite featuring a walk-through closet and private ensuite with a glass-enclosed shower. The second bedroom is ideal for guests, a home office, or additional living needs, complemented by a separate full bathroom with a bathtub and shower combination. A dedicated in-suite laundry room with a stacked washer and dryer provides valuable additional storage, while a titled underground parking stall adds year-round convenience. Residents can also enjoy landscaped outdoor common areas with seating and picnic tables. Beyond the home, Seton offers an exceptional lifestyle with an impressive collection of amenities nearby, including South Health Campus, Brookfield Residential YMCA at Seton, Seton Public

Library, Cineplex Cinemas, restaurants, cafés, grocery stores, shopping, and Joane Cardinal-Schubert High School. Convenient access to Deerfoot Trail and Stoney Trail makes commuting across Calgary easy. Blending contemporary style, practical design, and an outstanding location, this exceptional residence offers the perfect opportunity to experience the convenience and energy of Seton living.