



GRASSROOTS
REALTY GROUP

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332, 20 Seton Park SE
Calgary, Alberta

MLS # A2308562



\$399,900

Division:	Seton		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,134 sq.ft.	Age:	2018 (8 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 542
Basement:	-	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	High Ceilings, No Smoking Home, See Remarks		

Inclusions: Closet Shelving, A/C Wall Unit, FOB

ADDITIONAL \$10K PRICE IMPROVEMENTWelcome to luxury condo living in the heart of Seton! This air conditioned 2 BEDROOM + DEN, 2 FULL BATHROOM unit offers OVER 1,100 SQ FT of beautifully upgraded living space in an upscale building featuring stunning curb appeal and stylish common areas. Enjoy the incredible SOUTH FACING BALCONY with breathtaking MOUNTAIN VIEWS and GREEN SPACE IN FRONT—the perfect place to relax or entertain! The gorgeous kitchen is loaded with upgrades including a massive granite island, stainless steel appliances, built-in oven, cooktop with hood fan, upgraded cabinetry with glass doors, and a large walk-in pantry. The open concept layout is enhanced by upgraded light fixtures and durable vinyl plank flooring throughout with NO carpet. The spacious primary bedroom features a large walk-in closet and a luxurious 4-piece ensuite with double sinks, granite countertops, and an oversized walk-in shower. The versatile den is ideal for a home office or flex space. Additional features include titled underground parking and an unbeatable location directly across from the Seton YMCA featuring a pool with waterslides, fitness facilities, and library. You are also just minutes from the South Health Campus, Seton Cineplex VIP, Superstore, restaurants, shopping, and countless amenities. Quick access to Deerfoot Trail and Stoney Trail makes commuting anywhere in the city incredibly convenient. Exceptional value for a spacious upgraded condo priced below \$420K!