

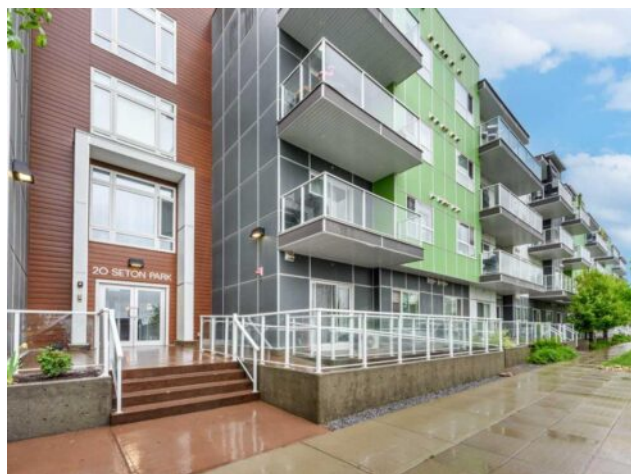


GRASSROOTS
REALTY GROUP

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316, 20 Seton Park SE
Calgary, Alberta

MLS # A2317403



\$234,900

Division:	Seton		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	571 sq.ft.	Age:	2018 (8 yrs old)
Beds:	2	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		
Heating:	Central		
Floors:	Carpet, Vinyl Plank		
Roof:	-		
Basement:	-		
Exterior:	Other		
Foundation:	-		
Water:	-		
Sewer:	-		
Condo Fee:	\$ 292		
LLD:	-		
Zoning:	DC		
Utilities:	-		

Features: Open Floorplan, Quartz Counters

Inclusions: None

Welcome to this stylish and modern 2-bedroom, 1-bathroom condo located in the heart of the vibrant and fast-growing community of Seton. Whether you're a first-time home buyer, investor, healthcare professional, or downsizer, this beautifully designed home offers the perfect balance of comfort, convenience, and long-term value. Step inside to discover a bright and functional open-concept layout featuring contemporary finishes throughout. The modern kitchen is designed to impress with sleek quartz countertops, stainless steel appliances, ample cabinetry, and generous counter space, seamlessly flowing into the dining and living areas—perfect for entertaining or everyday living. The spacious primary bedroom offers comfort and privacy, while the versatile second bedroom is ideal for guests, a home office, roommate setup, or growing family needs. The thoughtfully designed floorplan maximizes both space and functionality, creating a warm and inviting atmosphere throughout the home. Enjoy your morning coffee or unwind after a long day on the private balcony complete with a gas BBQ line, making outdoor entertaining effortless and enjoyable year-round. Location is truly unbeatable. Just steps from the Brookfield Residential YMCA, South Health Campus Hospital, shopping, restaurants, grocery stores, movie theatre, schools, parks, and walking pathways, this home places everything you need right at your doorstep. Future access to the planned SE LRT expansion will further enhance connectivity and long-term investment potential. Seton continues to be one of Calgary's most desirable urban communities, offering modern lifestyle amenities, strong growth, and excellent accessibility. This is an incredible opportunity to own a modern low-maintenance home in one of Southeast Calgary's most dynamic

neighbourhoods. Book your private showing today!