

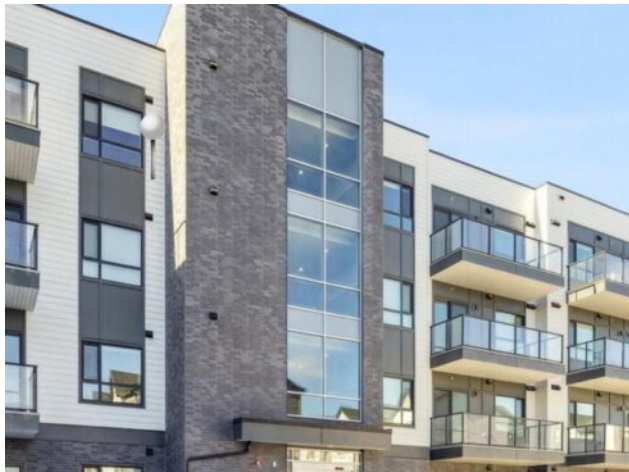


GRASSROOTS
REALTY GROUP

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5202, 20295 Seton Way SE
Calgary, Alberta

MLS # A2323823



\$369,900

Division:	Seton		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	863 sq.ft.	Age:	2024 (2 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 395
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding, Concrete, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Kitchen Island, No Animal Home, Open Floorplan, Quartz Counters, Storage		

Inclusions: NA

Welcome to this beautifully maintained 2-bedroom, 2-bathroom condo in the highly sought-after community of Seton. From the moment you step inside, you'll appreciate the modern design, thoughtful layout, and pride of ownership that make this home feel like new. The stylish kitchen features ample cabinetry, generous counter space, and a functional layout that's perfect for both everyday living and entertaining. The sun-filled living area opens onto a spacious balcony with gorgeous views; the perfect spot for your morning coffee or evening wind-down. Designed for comfort and privacy, the two bedrooms are thoughtfully positioned on opposite sides of the living area. The spacious primary suite features a walk-in closet and a private ensuite complete with a modern walk-in shower. The second full bathroom is conveniently located for guests or family members. Luxury vinyl plank flooring, full-height cabinetry, and numerous quality upgrades throughout complete this exceptional home. Location? Hard to beat. You're just steps from the South Health Campus, the Brookfield Residential YMCA at Seton, shopping, dining, parks, transit, and everything that makes Seton one of Calgary's most exciting communities. Modern. Convenient. Move-in ready. This one checks all the boxes. Don't miss this incredible opportunity, contact your favourite Realtor® today to book your private viewing!