



GRASSROOTS
REALTY GROUP

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3108, 20295 Seton Way SE
Calgary, Alberta

MLS # A2331881

\$434,900



Division:	Seton		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,186 sq.ft.	Age:	2024 (2 yrs old)
Beds:	3	Baths:	2
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 518
Basement:	-	LLD:	-
Exterior:	Brick, Cement Fiber Board	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Open Floorplan, Pantry		

Inclusions: N/A

Some condos simply give you a place to live. This one was upgraded to make everyday life easier. WELCOME TO SETON SERENITY! This extensively upgraded main-floor unit offers a rare three-bedroom layout, two full bathrooms, exceptional storage, and a level of convenience that is very hard to find in condo living. THE HEART OF THE HOME: The bright, open-concept kitchen, dining, and living area feels spacious, welcoming, and easy to live in. The kitchen features full-height cabinetry, a built-in wall oven and microwave, stainless steel hood fan, dishwasher, and a large walk-in pantry that keeps groceries, small appliances, and everyday clutter neatly out of sight. ROOM TO LIVE: The primary bedroom includes a walk-in closet and beautifully finished ensuite. The second and third bedrooms give you the flexibility to create exactly what you need, whether that is space for family, guests, a home office, hobbies, or a little bit of everything. STORAGE YOU WILL ACTUALLY USE: The massive walk-in laundry room provides far more storage than you would normally expect in a condo, helping you keep everyday life organized without sacrificing your living space. PARKING WITHOUT THE SQUEEZE: The original owner paid extra through the builder to secure the largest stall in the parkade. It is wider than a typical Costco parking stall and completely different from what you would normally expect in a Calgary condo building. Parking, unloading groceries, opening your doors, and getting in and out of your vehicle are all noticeably easier. MAIN-FLOOR LIVING: Skip the elevator, get outside quickly, and enjoy the large private balcony. Subject to condominium approval, there may also be potential to add a future patio gate for more direct exterior access. For pet owners, that could mean heading out for a walk almost directly from your back door. No gate is

currently installed, and buyers should independently confirm feasibility and condominium approval requirements. EVERYTHING CLOSE BY: Seton continues to be one of Calgary's most convenient communities, with shopping, restaurants, patios, pathways, parks, recreation, healthcare, and everyday services all close by. HARD TO FIND. EVEN HARDER TO REPLACE: Three-bedroom condos are already rare. Add in the extensive upgrades, incredible storage, massive laundry room, oversized parking stall, and convenience of main-floor living, and this is a home that truly stands apart.