



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

5116, 20295 Seton Way SE
Calgary, Alberta

MLS # A2335896



\$411,999

Division:	Seton		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,057 sq.ft.	Age:	2025 (1 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 469
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Metal Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Vinyl Windows, Walk-In Closet(s)		

Inclusions: n/a

RARE FIND IN SETON! NEARLY 1,100 SQ. FT. CORNER UNIT WITH GROUND-LEVEL ACCESS! Welcome to Seton Serenity, a spacious and beautifully designed 2-bedroom, 2-bathroom corner unit offering the perfect blend of condo convenience and single-family comfort. Featuring titled underground parking, direct exterior access, south-facing exposure, and nearly 1,100 sq. ft. of living space, this home is ideal for first-time buyers, downsizers, professionals, or investors. The bright open-concept layout features additional corner windows, luxury vinyl plank flooring, and a showstopping kitchen with ceiling-height cabinetry, stainless steel appliances, quartz countertops, a spacious pantry, and an impressive nearly 15-foot island with abundant seating, storage, and prep space. The living and dining areas flow seamlessly to a private ground-level patio with gas BBQ hookup, perfect for entertaining or relaxing outdoors. The spacious primary retreat includes a walk-in closet and ensuite with dual vanities and walk-in shower. A second bedroom and full bathroom provide excellent flexibility for guests, a home office, or additional living space. Additional highlights include in-suite full-sized laundry, roughed-in central A/C, quality finishes, and convenient parking access just one flight of stairs from the unit. Built by award-winning Cedarglen Living, this home is ideally located just minutes from the South Health Campus, YMCA, Calgary Public Library, shopping, restaurants, schools, walking paths, Stoney Trail, and Deerfoot Trail. Space, style, convenience, and an unbeatable Seton location—this one truly checks all the boxes. Book your private showing today! Some photos have been virtually staged.