



GRASSROOTS
REALTY GROUP

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216, 20 Seton Park SE
Calgary, Alberta

MLS # A2222038



\$289,900

Division:	Seton		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	582 sq.ft.	Age:	2018 (7 yrs old)
Beds:	2	Baths:	1
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 258
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Quartz Counters, Vinyl Windows		

Inclusions: N/A

Welcome to this beautiful 2-bedroom condo located in the vibrant and highly desirable community of Seton. Ideally situated close to schools, public transportation, the South Health Campus, YMCA, shopping, restaurants, and all the amenities this growing area has to offer. This well-designed unit offers a perfect blend of style, functionality, and comfort, making it ideal for first-time buyers, downsizers, or investors. As you enter, you'll be impressed by the bright and modern open-concept layout, featuring a sleek white kitchen complete with stainless steel appliances, quartz countertops, a center island, and plenty of cabinet space for all your storage needs. The living and dining areas are flooded with natural light and lead out to a private balcony overlooking a beautiful green space—perfect for relaxing, entertaining, or enjoying your morning coffee in peace and privacy. The primary bedroom is spacious and offers a comfortable retreat, while the second bedroom is a great size. The full 4-piece bathroom is finished with modern fixtures and neutral tones. For added convenience, the unit also includes an in-suite laundry room with a stacked washer and dryer, as well as additional storage space. Located in a well-maintained, low-rise complex surrounded by greenery, this unit also comes with a titled underground parking stall, low condo fees, and a welcoming community atmosphere. Whether you're looking for your first home, a low-maintenance lifestyle, or a fantastic investment opportunity, this condo offers exceptional value in one of Calgary's most exciting new communities. Don't miss out on the chance to call this wonderful property your own—this is a must-see!