



**GRASSROOTS**  
REALTY GROUP

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**310, 20 Seton Park SE  
Calgary, Alberta**

**MLS # A2226339**



**\$355,000**

<b>Division:</b>	Seton		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	823 sq.ft.	<b>Age:</b>	2018 (7 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 350
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Kitchen Island		

**Inclusions:** N/A

Welcome to this beautifully designed 2 bed, 2 bath condo in the vibrant community of Seton! This unit offers a functional floorplan with excellent bedroom separation, ideal for privacy or roommates. The spacious primary suite features a walk-in closet and a modern ensuite with dual sinks. The bright and open kitchen features a large island with seating, timeless white cabinetry, and stainless steel appliances. Enjoy year-round comfort with air conditioning and convenience with a large in-suite laundry room offering additional storage. This unit shares only one wall with a neighbor—the other borders the stairwell for added privacy. Additional features include a titled underground parking stall and a large north-facing balcony with a gas BBQ hookup, perfect for summer bbq's and entertaining. Located close to shopping, dining, and major amenities, this condo combines comfort, style, and practicality in one of Calgary's fastest-growing communities.