



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

404, 20295 Seton Way SE
Calgary, Alberta

MLS # A2261369



\$549,000

Division:	Seton		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,629 sq.ft.	Age:	2024 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Landscaped, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 247
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, See Remarks		

Inclusions: NA

Looking for a beautifully appointed townhome in South Calgary? Look no further! This prestigious 3-bedroom plus an office/den townhouse in the vibrant, family-oriented community of Seton is a must-see. Perfectly situated near the South Health Campus Hospital, top-rated schools, shopping, restaurants, and parks, this home offers the ideal balance of comfort and convenience. Recently built and thoughtfully upgraded, this home features: Central Air Conditioning, an oversized, fully insulated and drywalled 2-car garage with remote opener and an Instant hot water tank for added efficiency. The main floor welcomes you with a bright open-concept layout. The elegant kitchen showcases stylish cabinetry, stainless steel appliances, modern countertops, and a chic backsplash. It flows seamlessly into the dining area, highlighted by a large south-facing window that fills the space with natural sunlight throughout the day. The spacious living room opens through patio doors to a balcony—perfect for entertaining while enjoying the peaceful views. A powder room completes this level. Upstairs, retreat to the primary suite, featuring a walk-in closet and a luxurious ensuite with a standing shower and double vanity. Two additional bedrooms, a 4-piece main bath, and a roomy laundry area add convenience for family living. A bonus den/home office provides the perfect space for working from home or extra family needs. The neighborhood is walkable, beautifully landscaped, and just steps from serene wet ponds, walking/biking paths, and nature at your doorstep. Everyday essentials—grocery stores, caf  s, parks, and transit—are all close by. Your family will fall in love with this home! Contact us today to schedule a private showing—this one won't last long.

Copyright (c) 2025 . Listing data courtesy of CIR Realty. Information is believed to be reliable but not guaranteed.