



**404, 20295 Seton Way SE
Calgary, Alberta**

MLS # A2261369



\$509,999

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

Openhouse Saturday November 1st 2025, 10:00 a.m to Noon & Sunday November 2nd, 2025, 2-4 p.m. 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, cafés, 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.