



101, 20 Seton Park SE
Calgary, Alberta

MLS # A2279564



\$299,999

Division:	Seton		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	660 sq.ft.	Age:	2018 (8 yrs old)
Beds:	2	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 325
Basement:	-	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	No Smoking Home		

Inclusions: None

This modern 2-bedroom, 1-bathroom condo is an excellent opportunity for first-time buyers or investors, offering strong rental potential in a highly desirable location. The unit features sleek quartz countertops, a spacious open-concept layout, a generous primary bedroom, and a versatile second bedroom—perfect for guests, a home office, or roommates. Unwind on your private balcony with a gas line, ideal for outdoor entertaining. Located just one block from the YMCA Rec Complex and two blocks from South Health Campus, this property is perfectly positioned for future tenants and everyday convenience. You’re also close to parks, playgrounds, a shopping plaza, and a nearby school, with the upcoming SE LRT set to enhance connectivity even further. Don’t miss this fantastic opportunity—book your private showing today!