



**305, 20 Seton Park SE**  
**Calgary, Alberta**

**MLS # A2289871**



**\$369,990**

<b>Division:</b>	Seton		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	859 sq.ft.	<b>Age:</b>	2017 (9 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	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 417
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to Seton Park, one of the most convenient and desirable locations in South Alberta. This newer, beautifully upgraded unit features 9-foot ceilings, an extended island with granite countertops, and raised cabinetry with elegant crown molding. The south-facing balcony floods the living room and bedrooms with abundant natural light, creating a bright and welcoming space. The home offers two full-size bathrooms, titled parking, and the added convenience of heat and water included in the condo fees. Enjoy unbeatable walkability, just a 2-minute walk to South Health Campus, the YMCA, schools, and Seton Plaza with shopping and dining options. With Stoney Trail and Deerfoot Trail right at your doorstep, commuting is effortless. An excellent opportunity to own a beautiful unit.