



**6408, 20295 Seton Way SE
Calgary, Alberta**

MLS # A2290792



\$324,999

Division:	Seton		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	771 sq.ft.	Age:	2024 (2 yrs old)
Beds:	2	Baths:	2
Garage:	Enclosed, Garage Door Opener, Parkade, Secured, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Electric	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 345
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding, Metal Siding , Mixed, Stone, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows		

Inclusions: NONE

Top floor unit with an oversized south-facing patio, mountain views, and no buildings in front—an extremely rare find in Seton. Overlooking a peaceful rock garden instead of neighbouring buildings, this home enjoys incredible natural sunlight all day and unobstructed views while offering the privacy that many condo buyers are searching for. Welcome to Unit 6408 at Seton Serenity, offering nearly 771 sq ft of thoughtfully designed living space with 2 bedrooms, 2 full bathrooms, underground parking, and in-unit storage. The bright open layout features a spacious living and dining area that flows seamlessly to the large south-facing patio, creating the perfect space to relax, entertain, or enjoy the sun and mountain views. The kitchen stands out from other units in the complex with upgraded finishes including a waterfall quartz island, upgraded hood fan, and modern cabinetry, providing both style and functionality. Unlike many units, this home features durable luxury vinyl plank flooring throughout with no carpet, giving the space a clean, contemporary feel. The primary bedroom includes a private 4-piece ensuite, while the second bedroom and additional full bathroom make the layout ideal for guests, roommates, or a home office. A large laundry room with extra storage space adds convenience rarely found in condo living, and the condo fee includes everything except electricity! Additional highlights include secure underground parking and a well-managed building, all located in the heart of Seton—Calgary’s premier urban district in the south. Enjoy easy access to the South Health Campus, YMCA, restaurants, shopping, entertainment, and extensive walking paths, all just minutes from your door. A top floor unit with sun, views, and upgrades in one of Calgary’s fastest growing communities—this is condo

living at its best.