



**6403, 20295 Seton Way SE
Calgary, Alberta**

MLS # A2297210



\$399,900

Division:	Seton		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	866 sq.ft.	Age:	2024 (2 yrs old)
Beds:	2	Baths:	2
Garage:	220 Volt Wiring, Plug-In, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 395
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding, Concrete, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Elevator, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Walk-In Closet(s)		

Inclusions: All Brand-new furniture's as seen in the unit

Do not miss out this over a year old condo, better than NEW, HIGH END, LUXURY condo, much better price comparable to new construction. This bright open layout feature 9" ceilings, luxury vinyl plank flooring, sound reducing membrane between floors. The kitchen with an island extension, upgrade appliances, quartz countertop, full height tile backsplash, and sleek roller blinds throughout. The spaces primary bedroom includes a walk-in closet and a luxurious ensuite. stacked washer and dryer, large laundry room, clear glass balcony railing, QQB gas line. Title underground parking, approved short term rental business(are permitted under current bylaws, require board approval with fee). Pets and short term rental friendly is an excellent opportunity for home owner or investors, walking distance to the South campus, world class YMCA, shopping, Restaurants just blocks away. Please note, all furniture show in the unit are included.(all New)