



**6105, 20295 Seton Way SE  
Calgary, Alberta**

**MLS # A2297857**



**\$420,000**

<b>Division:</b>	Seton		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,086 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 469
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Concrete, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Quartz Counters, Walk-In Closet(s)		

**Inclusions:** N/A

No elevator wait, no lobbies &ndash; just step right in! This 2-bedroom, 2-bathroom GROUND-FLOOR condo in Seton Serenity offers the kind of everyday convenience that's hard to find. A secondary exterior entrance leads you directly into your unit. Thoughtfully designed &ndash; featuring 9FT CEILINGS, AIR CONDITIONING, DURABLE LVP FLOORING throughout, and a bright, open-concept layout. As you step inside, you're greeted by a spacious foyer with a large closet &ndash; perfect for keeping everything organized year round. The living, dining, and kitchen areas flow seamlessly together, creating a comfortable space for both everyday living and entertaining. The kitchen is well-appointed with CEILING-HEIGHT CABINETRY, STAINLESS STEEL APPLIANCES, QUARTZ COUNTERTOPS, and a generously sized PANTRY. The primary bedroom offers a relaxing retreat, complete with a 4-PIECE ENSUITE BATH that leads into a LARGE WALK-IN CLOSET. A second bedroom and full bathroom provide flexibility for guests, a home office, or additional living space. The laundry room also offers a STACKED WASHER AND DRYER adding more in-suite storage. Enjoy plenty of natural light thanks to the SOUTH-FACING EXPOSURE, along with a spacious patio &ndash; perfect for your morning coffee or unwinding in the evening. Additional highlights include a TITLED UNDERGROUND PARKING STALL located just steps from the unit, and a conveniently located ASSIGNED STORAGE LOCKER on the ground level. Situated just steps from Seton's urban district, walking paths, schools, and the South Health Campus, this home offers a great balance of comfort and convenience, ideal for first-time buyers, down-sizers, or investors. Book you private tour today!