



**5119, 20295 Seton Way SE  
Calgary, Alberta**

**MLS # A2301196**



**\$268,000**

<b>Division:</b>	Seton		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	611 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Electric	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 271
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Metal Siding , Mixed, Stone, Wood Frame, Wood Siding	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Elevator, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Welcome to this beautifully appointed ground floor condo in the vibrant community of Seton. Built in 2025, this modern 1 bedroom, 1 bathroom unit offers stylish and functional living, perfect for first time buyers, downsizers, or investors. Step inside to discover durable luxury vinyl plank flooring throughout and a bright open concept layout. The contemporary kitchen features sleek white quartz countertops, stainless steel appliances including fridge, stove, and dishwasher, and ample cabinetry, making it both elegant and practical. Enjoy the convenience of in unit stacked laundry for added ease. The spacious bedroom is complemented by a well designed bathroom, while the large ground floor balcony provides the perfect outdoor space for relaxing or entertaining. Ideal for those with mobility considerations, this unit offers easy access with no stairs required. Additional highlights include one assigned surface parking stall and a prime location close to shopping, dining, amenities, and transit in one of Calgary's most sought after communities.