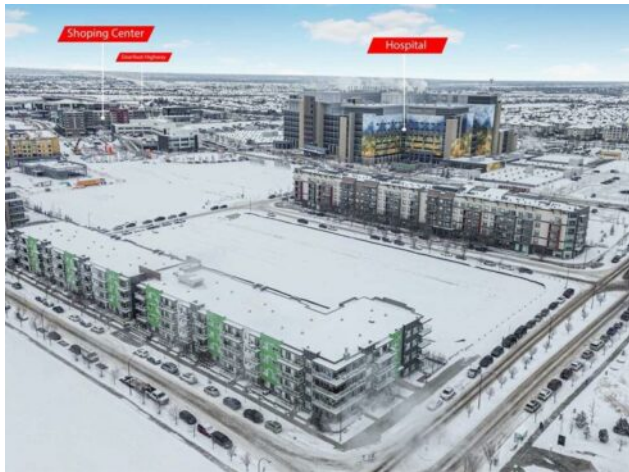




330, 20 Seton Park SE
Calgary, Alberta

MLS # A2187222



\$424,900

Division:	Seton		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	811 sq.ft.	Age:	2018 (7 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Concrete, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 360
Basement:	-	LLD:	-
Exterior:	Composite Siding, Metal Frame, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Quartz Counters		

Inclusions: N/A

Luxurious Third-Floor 2-Bedroom/2 Bathroom Apartment in Seton with 2 Underground Titled Parking Stalls. Seller has freshly painted the unit and professionally cleaned. Experience the perfect balance of comfort, convenience, and style in this beautifully upgraded 2-bedroom, 2-bathroom third floor apartment, located in the vibrant and sought-after community of Seton. With 2 titled underground tiled parking stalls and an impressive array of upgrades, this home is a rare find that caters to modern living. Step inside and immediately feel at home in the bright, open-concept living space, enhanced by tall ceilings, a south-facing exposure, and an abundance of natural light. The thoughtfully designed layout is perfect for both relaxing and entertaining. At the heart of the home is the stunning kitchen, featuring upgraded shaker-style cabinets, gleaming granite countertops, a walk-in pantry, and a large central island with a breakfast bar – a dream for both home chefs and those who love to gather. The spacious primary suite serves as a personal retreat, complete with a walk-in closet and a beautifully upgraded ensuite with a medicine cabinet for additional storage. The second bedroom and bathroom are equally stylish and functional, offering privacy and comfort for guests or family members. One of the standout features of this home is the private, oversized patio, surrounded by mature trees, providing a serene outdoor space and direct access to nature. This unique feature eliminates the need to navigate through the building, offering a seamless indoor-outdoor connection that's ideal for hosting or simply enjoying some quiet time. Inside, practicality meets elegance with a large in-unit laundry room that doubles as extra storage, ensuring there's always space for your essentials. Additionally, the 2 titled underground tiled parking stalls provide secure,

year-round convenience, making winters a breeze and ensuring your vehicles are always protected. One of the underground parking stalls is rented for \$175/monthly until April. Situated in the heart of Seton, this apartment offers unmatched access to world-class amenities, including the state-of-the-art YMCA, South Campus Hospital, trendy shops, diverse dining options, and exciting entertainment venues. Its prime location also provides effortless connectivity to Deerfoot and Stoney Trail, making commuting to any part of the city quick and easy. This property isn't just a home — it's a lifestyle. From its high-end finishes to its unbeatable location, this move-in-ready gem offers everything you could want and more. Don't miss your chance to own a piece of one of Calgary's most dynamic communities.