



THE
A-TEAM

**RE/MAX
FIRST**

20 SETON Park #314, Calgary T3M 2V4

MLS® #: **A2121601**

Area: **Seton**

Listing Date: **04/09/24**

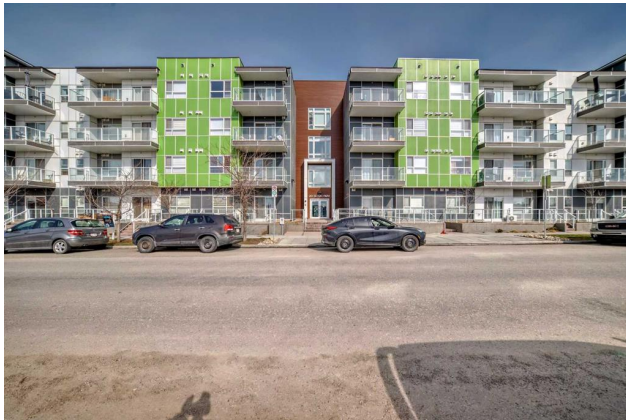
List Price: **\$389,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 14-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2018**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **838**
Low Sqft:
Ttl Sqft: **838**

DOM

41

Layout

Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat: **Underground**

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony,BBQ gas line**

Construction: **Composite Siding,Wood Frame**
Flooring: **Carpet,Laminate,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked**
Int Feat: **Closet Organizers,Elevator,No Animal Home,Quartz Counters,Storage,Vinyl Windows,Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	12`3" x 11`2"	Kitchen With Eating Area	Main	15`3" x 13`0"
4pc Bathroom	Main	7`10" x 4`11"	Bedroom	Main	11`8" x 8`8"
Bedroom - Primary	Main	14`0" x 9`4"	4pc Ensuite bath	Main	8`4" x 7`10"
Walk-In Closet	Main	8`5" x 4`6"			

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$352

Fee Simple

DC

Fee Freq:

Monthly

Legal Desc:

1810821

Remarks

Pub Rmks:

Work and play, steps away. Alberta Health Service South campus right in the back and YMCA is just across the street. School just down the street. Bright and quiet 2 bedroom and 2 full bath apartment condo that backs onto open space could be yours immediately. Open layout and 9 foot ceiling makes the place appear more spacious than it actually is. Stainless steel appliances, quartz countertop, and loads of storage space makes cooking so much more pleasurable. Huge island as an extra preparation space, a breakfast nook, lunch table or a sumptuous dinner spread. Good size primary bedroom with his and hers sink, shower stall, and a full walk in closet. Second bedroom situated across the living room ensures privacy. Insuite laundry with ample storage space for essentials and toys. Balcony with natural gas hookup for summer barbecues. Underground titled secured parking comes with visitor parking too. Amenities within walking distance. Easy access to Deerfoot Trail and Stoney Trail. Come visit and make it home.

Inclusions:

N/A

Property Listed By:

Grand Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

