



THE
A-TEAM

**RE/MAX
FIRST**

20 SETON Park #133, Calgary T3M2V4

MLS® #: **A2126066**

Area: **Seton**

Listing Date: **04/26/24**

List Price: **\$378,000**

Status: **Active**

County: **Calgary**

Change: **-\$1,000, 15-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: **829**
Low Sqft:
Ttl Sqft: **829**

Access:
Lot Feat:
Park Feat:

Underground

DOM

23

Layout

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

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony,Courtyard**

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**
Int Feat: **Double Vanity,Elevator,High Ceilings,No Animal Home,No Smoking Home,Quartz Counters,Vinyl Windows**
Utilities:

Room Information

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

Condo Fee:
\$400

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **1810821**

Remarks

Pub Rmks: **Step into the epitome of luxury living with this pristine 2 bedroom, 2 bathroom main floor condominium situated in the sought-after community of Seton. This unit basks in southern exposure, bathing the interior in natural light and setting a welcoming tone from the moment you enter. Discover the heart of the home in a beautifully crafted kitchen featuring white cabinetry, sleek quartz countertops, and an expansive island with seating—a perfect spot for casual dining or entertaining guests. The primary bedroom serves as a private sanctuary, boasting an ensuite bathroom with dual sinks, a spacious shower, and a walk-in closet for added convenience and storage. A second generously sized bedroom offers versatility as a home office or guest room, complemented by a well-appointed guest bathroom. Additional perks include in-suite storage and laundry facilities, ensuring practicality and comfort. This condo comes with a titled underground parking stall, ensuring secure and hassle-free parking year-round. Ideally situated close to a plethora of amenities including shopping, dining, entertainment, and recreational facilities, this condo combines comfort, convenience, and sophistication. With easy access to major transportation routes, commuting within the city is effortless. Don't let this opportunity slip away—schedule your private showing today and envision yourself in this exquisite condo!**

Inclusions:
Property Listed By: **2 Garage Door Openers
Greater Property Group**

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







