

**20295 SETON Way #3117, Calgary T3M 3X3**

MLS® #: **A2139759**      Area: **Seton**      Listing Date: **06/10/24**      List Price: **\$455,000**  
 Status: **Active**      County: **Calgary**      Change: **+\$4k, 21-Jun**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **2025**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:

Lot Feat:

Park Feat:

**Finished Floor Area**  
 Abv Sqft: **1,057**  
 Low Sqft:  
 Ttl Sqft: **1,057**

**Guest, Parking Lot, Stall, Underground**

DOM

**110**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Baseboard, Electric**  
 Sewer:  
 Ext Feat: **Courtyard, Other**

Construction: **Brick, Composite Siding, Metal Siding , Wood Frame**  
 Flooring: **Carpet, Vinyl**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings**  
 Int Feat: **High Ceilings, Open Floorplan, Stone Counters**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>16`4" x 9`0"</b>	<b>Laundry</b>	<b>Main</b>	<b>7`11" x 5`7"</b>
<b>Living Room</b>	<b>Main</b>	<b>16`7" x 12`3"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`2" x 10`2"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`9" x 9`0"</b>	<b>4pc Ensuite bath</b>	<b>Main</b>	<b>8`7" x 8`2"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>8`6" x 5`1"</b>	<b>Walk-In Closet</b>	<b>Main</b>	<b>8`7" x 5`4"</b>

Condo Fee:  
**\$469**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**DC**

Legal Desc: **TBD**

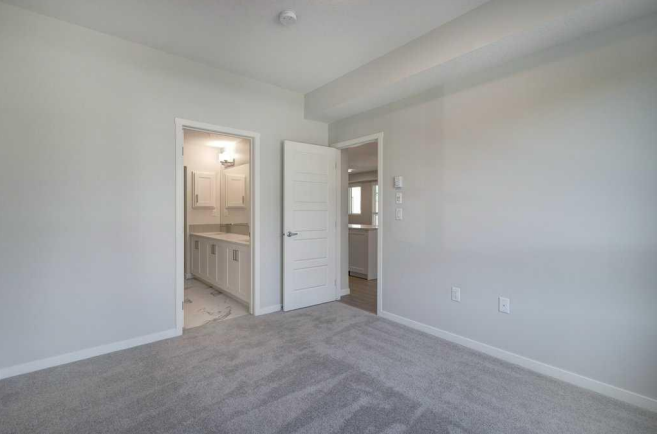
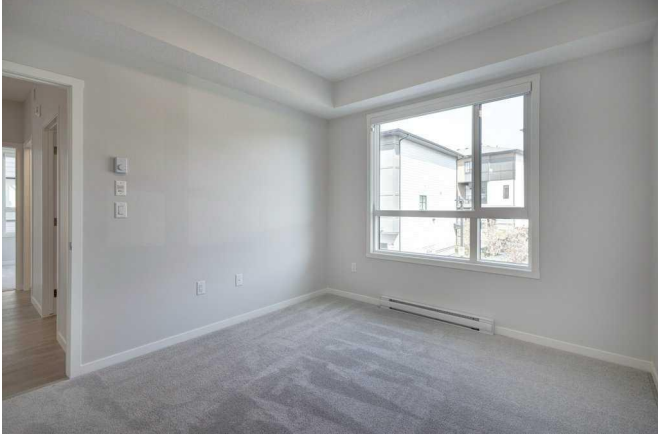
Remarks

Pub Rmks: **SETON SERENITY, one of Calgary's most sought-after developments. BUILT BY CEDARGLEN LIVING, WINNER OF THE CustomerInsight BUILDER OF CHOICE AWARD, 5 YEARS RUNNING! You'll feel right at home in this spacious 1,057 RMS sq.ft. (1,125 sq.ft. builder size) 2 bed, 2 bath home with open plan, 9' ceilings, CORNER UNIT with LVP flooring throughout the living areas (L3 PLAN). Amazing WEST FACING UNIT with patio. The kitchen is spectacular with full height cabinets, quartz counters, undermount sink and S/S appliances. The island is extensive which transitions into the spacious living area and large dining room, perfect for entertaining. The spacious primary has a sizeable walk-in closet, quartz counters, dual sinks and a stand up shower. The additional bedroom is perfect for kids, guests, or an office. Nearby is the laundry/storage room (washer & dryer included) and a 4pc bath with quartz counters, undermount sink and LVT flooring. There are bespoke amenities outside your front door, so park the car and put on your walking shoes. The LARGEST YMCA IN THE WORLD and the SETON HOA is just around the corner. SOUTH HOSPITAL, shopping, restaurants and cafes are all just a short stroll away. Pet friendly complex. A underground titled parking stall completes this beautiful home. Limited number of storage lockers are available for purchase. PET & RENTAL FRIENDLY COMPLEX, UNIT IS UNDER CONSTRUCTION AND PHOTOS ARE OF A FORMER SHOW HOME, FINISHING'S/PLAN WILL DIFFER. PHOTOS ARE JUST FOR REFERENCE AND ARE NOT OF THE ACTUAL UNIT IN CONSTRUCTION. Estimated Completion date for this unit is August 1, 2025 - December 31, 2026. Other units available!**

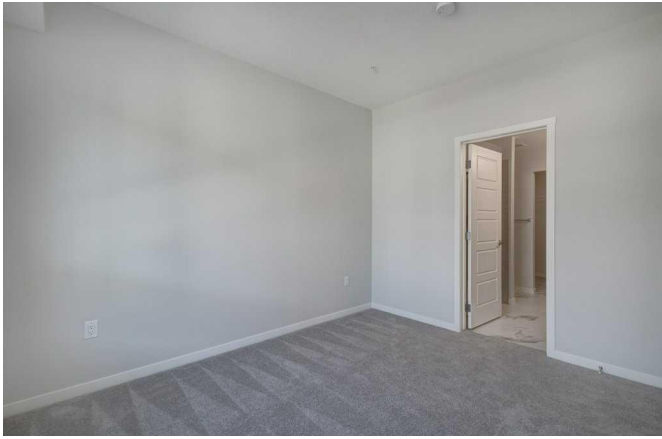
Inclusions: **N/A**  
Property Listed By: **Real Broker**

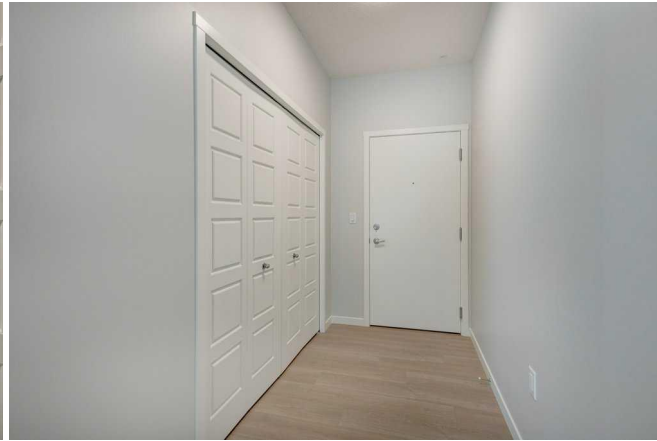
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**











WELCOME TO  
*Seton Serenity*

**L3 UNIT** 2 Bedrooms & 2 Bathrooms  
Total Unit Area: 1125 square feet  
Patio/Balcony: 111 square feet





