

20295 SETON Way #3423, Calgary T3M 3X3

MLS® #: **A2139760** Area: **Seton** Listing Date: **06/10/24** List Price: **\$426,000**
 Status: **Active** County: **Calgary** Change: **+\$6k, 21-Jun** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2024**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **850**
 Low Sqft:
 Ttl Sqft: **850**

DOM

22
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: **Guest,Parking Lot,Stall,Underground**

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 |
|---------------------|-------------|----------------------|--------------------------|-------------|----------------------|
| Kitchen | Main | 15`5" x 12`7" | Laundry | Main | 6`4" x 5`6" |
| Living Room | Main | 12`7" x 11`0" | Bedroom - Primary | Main | 11`9" x 10`3" |
| Bedroom | Main | 10`8" x 9`4" | 4pc Ensuite bath | Main | 8`10" x 5`1" |
| 4pc Bathroom | Main | 9`4" x 5`1" | Walk-In Closet | Main | 5`7" x 4`0" |

Walk-In Closet

Main

6`2" x 5`1"

Legal/Tax/Financial

Condo Fee:
\$370

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 850 RMS sq.ft. (914 sq.ft. builder size) 2 bed, 2 bath TOP FLOOR home with open plan, 9' ceilings, high specs and LVP flooring throughout the living areas (A2-1 PLAN). Amazing TOP FLOOR SOUTH FACING UNIT with balcony. The kitchen is spectacular with full height cabinets, quartz counters, undermount sink and S/S appliances. The island is extensive with eating ledge which transitions into the spacious living area, perfect for entertaining. The spacious primary has a sizeable walk-in closet, quartz counters, and tub/shower combo. The additional bedroom with walk-in closet 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 NOT OF THE ACTUAL UNIT UNDER CONSTRUCTION. Estimated Completion date for this unit is August 1, 2025 - December 31, 2026. Other units available!

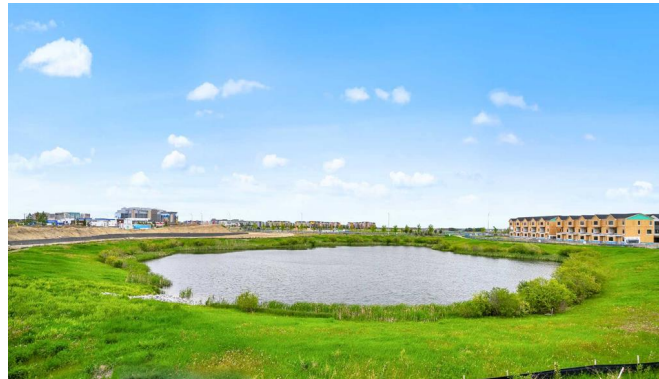
Inclusions:

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

A2 UNIT 2 Bedrooms & 2 Bathrooms
Total Unit Area: 925 square feet
Patio/Balcony: 76 square feet



