

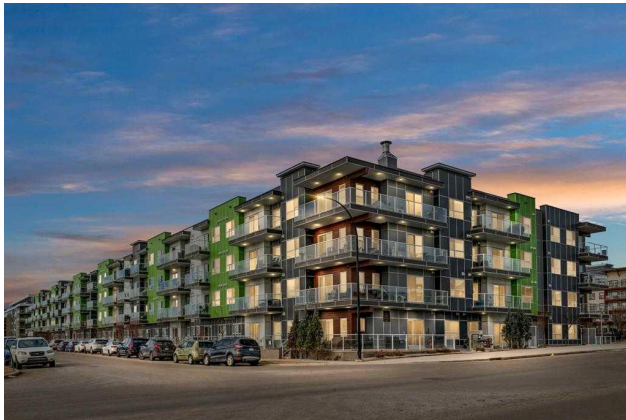


THE
A-TEAM

**RE/MAX
FIRST**

20 SETON Park #404, Calgary T3M 2V4

MLS® #: **A2158312** Area: **Seton** Listing Date: **08/23/24** List Price: **\$524,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat:

Park Feat: **Stall,Underground**

Finished Floor Area

Abv Sqft: **1,140**

Low Sqft:

Ttl Sqft: **1,140**

DOM

26

Layout

Beds: **3 (3)**

Baths: **2.0 (2 0)**

Style: **Apartment**

Parking

Ttl Park: **2**

Garage Sz:

Utilities and Features

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

Construction: **Composite Siding,Wood Frame**
 Flooring: **Tile**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Central Air Conditioner,Dishwasher,Microwave Hood Fan,Refrigerator,Stove(s),Washer/Dryer Stacked**
 Int Feat: **Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Pantry,Storage,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	12`2" x 8`10"	Pantry	Main	4`11" x 4`11"
Kitchen With Eating Area	Main	16`4" x 9`2"	Dining Room	Main	13`6" x 8`9"
Living Room	Main	15`6" x 12`1"	Balcony	Main	20`10" x 4`7"
Bedroom	Main	10`11" x 9`3"	Bedroom	Main	10`11" x 9`6"
Entrance	Main	7`6" x 4`5"	Storage	Main	8`3" x 4`11"
4pc Bathroom	Main	9`5" x 4`11"	4pc Ensuite bath	Main	8`6" x 8`1"
Walk-In Closet	Main	11`1" x 5`0"			

Legal/Tax/Financial

Condo Fee:
\$480

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **1810821**

Remarks

Pub Rmks: **Discover the beauty/convenience of this stunning TOP-FLOOR UNIT W/ SOUTH-FACING balcony, OVERLOOKING SETON REGIONAL PARK featuring 15.8 ACRES of GREEN SPACE, 3 bedrooms, 2 bathrooms & 1,140 sq. ft. of LUXURIOUS living space. To top off things, this remarkable home includes AIR-CONDITIONING & TWO TITLED UNDERGROUND PARKING STALLS (BEST in the complex parking stalls located right across from the TWO building elevators). FUTURE LRT line & HOSPITAL STATION will be WALKING DISTANCE. Located HALF A BLOCK from YMCA & CALGARY PUBLIC LIBRARY Library, perfect for those seeking both comfort & accessibility. Walk downstairs & go SWIMMING, SKATING, BASKETBALL, BADMINTON, USE THE GYM. TAKE A CLASS OR GO TO THE LIBRARY, the choices are endless. Feels like living in a resort with the YMCA at your doorstep! Built by CEDARGLEN LIVING, a prestigious multi-award-winning "Builder of Choice," this condo showcases top-notch finishes & high-end upgrades that truly make it stand out. You'll be captivated by the large SOUTH-FACING BALCONY, SUN-DRENCHED windows/patio door & stunning views of the VALLEY/GREEN SPACE/ROCKY MOUNTAINS. Open concept w/ 9' ceilings, luxurious laminate plank & tile flooring, creating a sense of airy, single-family living. The kitchen is a culinary delight, featuring UPGRADED STAINLESS STEEL appliances such as a built-in oven, microwave, electric cooktop w/ chimney hood fan, dishwasher, a double door refrigerator w/ a water/ice maker & lower pull-out freezer. The striking TALL cabinetry, complete w/ pull-out drawers, granite countertops, an undermount sink, beautiful backsplash, WALK-IN PANTRY & a very long CENTRE ISLAND that can double as the dining table, makes this kitchen a showpiece, ideal for entertaining. Master bedroom features a SPACIOUS WALK-IN CLOSET & a luxurious 4-piece ENSUITE w/ HIS & HERS vanity, a fully tiled WALK-IN SHOWER w/ professionally installed SUPPORT BARS for all your needs & convenience. TWO additional well-sized rooms provide versatile space for bedrooms or a home office, complemented by a second 4-piece BATHROOM that ensures guests are always comfortable. A LARGE laundry room w/ UPGRADED STACKED WASHER/DRYER. LARGE private GLASS SURROUND balcony, w/ GAS BBQ line overlooking the VIEWS. This WELL-MANAGED condo complex is PET-FRIENDLY & allows for 2 pets/unit (subject to board approval). It has a lovely COURTYARD W/ PICNIC TABLES & GAS BARBECUES for the enjoyment of all who live there. A main floor INDOOR GARBAGE ROOM, EXTERIOR BIKE RAMP, VISITOR PARKING & is just BESIDE THE BUS STOP, LIBRARY, THE WORLD'S BIGGEST YMCA, SOUTH HEALTH CAMPUS HOSPITAL, JOANE-CARDINAL PUBLIC HIGH SCHOOL, DOG OFF-LEASH PARK, CINEPLEX VIP THEATERS, SUPERSTORE, SAVE ON FOODS, a variety of shopping, dining & cafes in the Seton Retail District. Voted Best New Community & Best Community of the Year in 2020 & 2021. Easy access to Stoney & Deerfoot Trails. An amazing opportunity! A must see. Call your realtor to view today.**

Inclusions: **N/A**
Property Listed By: **URBAN-REALTY.ca**

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

