

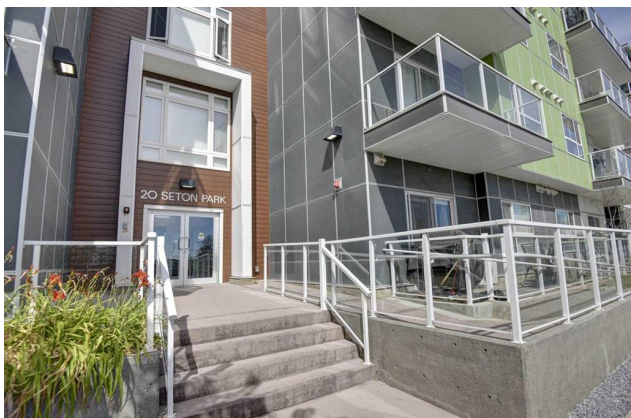


THE
A-TEAM

**RE/MAX
FIRST**

20 SETON Park #326, Calgary T3M 2V4

MLS®#: **A2161825** Area: **Seton** Listing Date: **08/30/24** List Price: **\$399,900**
 Status: **Pending** 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:

Underground

Finished Floor Area

Abv Sqft: **919**
 Low Sqft:
 Ttl Sqft: **919**

DOM

19
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Kitchen Island,Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions
Bedroom - Primary	Main	10`1" x 12`0"
3pc Ensuite bath	Main	5`0" x 9`10"
Dining Room	Main	8`11" x 9`6"
Bedroom	Main	11`8" x 9`2"
Laundry	Main	5`0" x 3`3"

Room	Level	Dimensions
Walk-In Closet	Main	5`0" x 6`6"
Kitchen	Main	12`0" x 8`10"
Living Room	Main	9`6" x 12`0"
4pc Bathroom	Main	4`11" x 8`7"

Legal/Tax/Financial

Condo Fee: **\$385** Title: **Fee Simple** Zoning: **DC**

Fee Freq:
Monthly

Legal Desc: **1810821**

Remarks

Pub Rmks: **WOW! Corner end unit! Move-in ready! This is a beautiful, well-kept 2-bedroom/2-full bath unit with a title underground parking. As you enter, you'll have the immediate feeling of comfort, convenience and the feeling of home ownership. This unit is very clean, spacious, bright, high ceiling, huge quartz island and a well-managed & pet friendly complex (board approval). Walking distance to South Campus Hospital, YMCA, Library, Cineplex, Superstore and other amenities. Quick & easy access to Deerfoot & Stoney Trail.**

Inclusions: **n/a**
Property Listed By: **Greater Calgary Real Estate**

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