

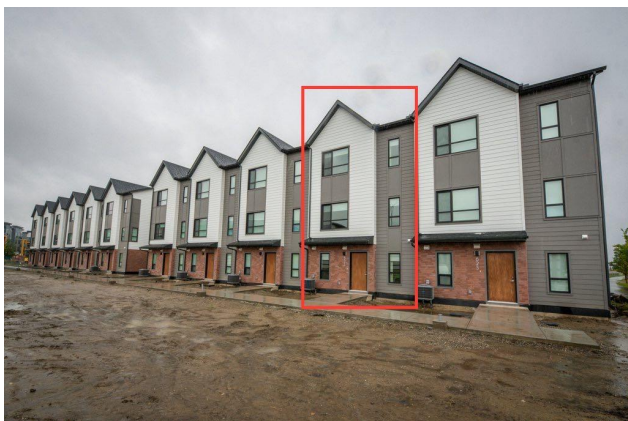


THE
A-TEAM

**RE/MAX
FIRST**

20295 SETON Way #623, Calgary T3M 3X3

MLS® #: **A2165755** Area: **Seton** Listing Date: **09/14/24** List Price: **\$549,999**
 Status: **Active** County: **Calgary** Change: **-\$15k, 18-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **680 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,497**
 Low Sqft:
 Ttl Sqft: **1,497**

DOM
5
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **3 Storey**

Parking
 Ttl Park: **2**
 Garage Sz: **2**

Access:
 Lot Feat: **Landscaped**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Wood Frame, Wood Siding**
 Heating: **Forced Air** Flooring: **Carpet, Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Balcony, BBQ gas line** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings**
 Int Feat: **Double Vanity, Kitchen Island, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Second	5`10" x 4`8"	4pc Bathroom	Third	10`2" x 4`11"
4pc Ensuite bath	Third	11`7" x 4`11"	Bedroom	Third	10`2" x 12`10"
Bedroom	Third	8`8" x 9`2"	Bedroom - Primary	Third	15`4" x 12`10"

Legal/Tax/Financial

Condo Fee: **\$229** Title: **Fee Simple** Zoning: **DC**

Fee Freq:
Monthly

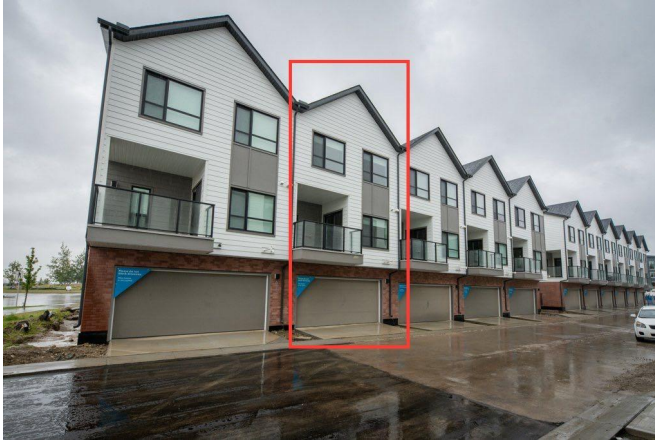
Legal Desc: **2410969**

Remarks

Pub Rmks: **Experience living in one of Calgary's most progressive and chic community down south, Seton. This BRAND NEW townhome boasts almost 1500sqft of living space with 3 bedrooms, 2,5 baths and a DOUBLE ATTACHED GARAGE. Equipped with an OPEN floorplan, STAINLESS STEEL APPLIANCES, an oversized KITCHEN ISLAND and CENTRAL A/C, this home surely makes entertaining a breeze. On top of this, numerous NOTABLE UPGRADES throughout the home can be seen. Located in a very prime location, the property is very close to a multitude of amenities such as groceries, shopping, cinema, restaurants, gym, schools, transit and a future WATERPARK! This is one unit you should not skip. Request a viewing today.**

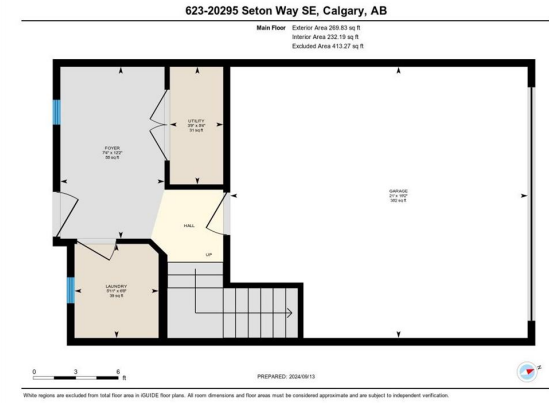
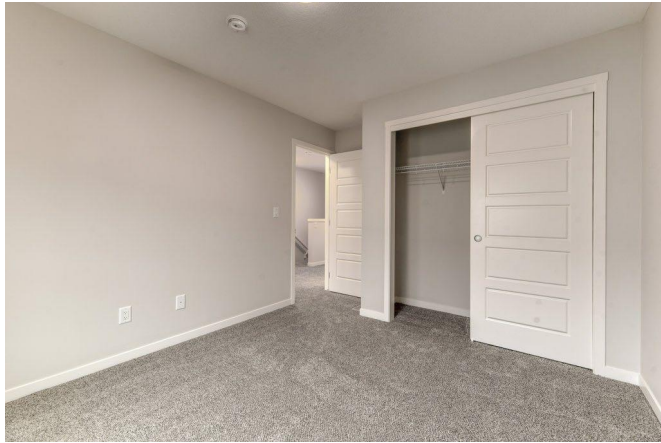
Inclusions: **NA**
Property Listed By: **First Place Realty**

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









623-20295 Seton Way SE, Calgary, AB

3rd Floor Exterior Area 720.62 sq ft
 Interior Area 698.50 sq ft



While regions are excluded from total floor area in iGDS/E floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.