



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**20295 SETON Way #623, Calgary T3M 3X3**

MLS® #: **A2165755**

Area: **Seton**

Listing Date: **09/14/24**

List Price: **\$539,999**

Status: **Active**

County: **Calgary**

Change: **+\$99, 06-Nov**

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:

Access:

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

DOM

**80**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **3 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Balcony, BBQ gas line**

Construction: **Wood Frame, Wood Siding**  
Flooring: **Carpet, Vinyl Plank**  
Water Source:  
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
<b>2pc Bathroom</b>	<b>Second</b>	<b>5`10" x 4`8"</b>	<b>4pc Bathroom</b>	<b>Third</b>	<b>10`2" x 4`11"</b>
<b>4pc Ensuite bath</b>	<b>Third</b>	<b>11`7" x 4`11"</b>	<b>Bedroom</b>	<b>Third</b>	<b>10`2" x 12`10"</b>
<b>Bedroom</b>	<b>Third</b>	<b>8`8" x 9`2"</b>	<b>Bedroom - Primary</b>	<b>Third</b>	<b>15`4" x 12`10"</b>

Legal/Tax/Financial

Condo Fee:  
**\$229**

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

Zoning:  
**DC**

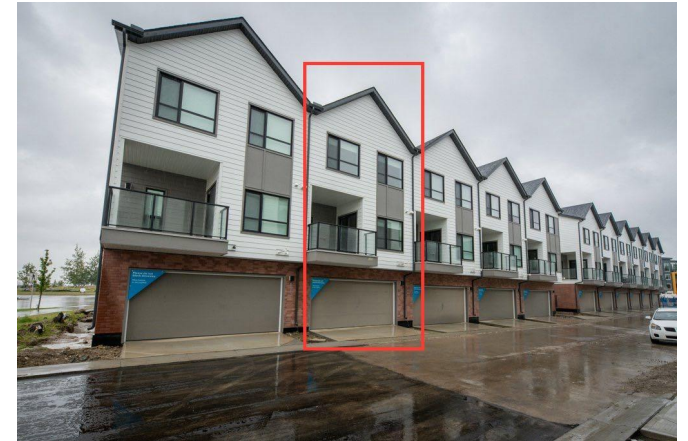
Legal Desc: **2410969**

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.**

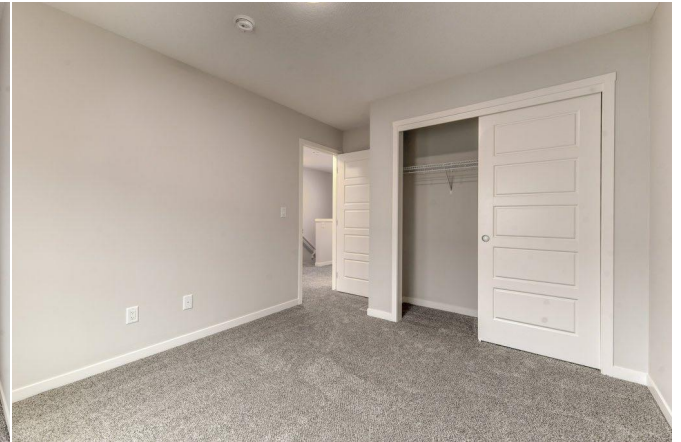
Inclusions:  
Property Listed By: **NA**  
**First Place Realty**

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









**623-20295 Seton Way SE, Calgary, AB**

Main Floor Exterior Area 269.83 sq ft  
Interior Area 232.78 sq ft  
Excluded Area 413.27 sq ft



PREPARED: 2024/09/13



White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

**623-20295 Seton Way SE, Calgary, AB**

3rd Floor Exterior Area 726.62 sq ft  
Interior Area 686.50 sq ft



PREPARED: 2024/09/13



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