



THE
A-TEAM

**RE/MAX
FIRST**

20295 SETON Way #6414, Calgary T3M 3Y7

MLS® #: **A2179013**

Area: **Seton**

Listing Date: **11/14/24**

List Price: **\$459,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 09-Jan**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2024**

Finished Floor Area

Abv Sqft: **944**

Low Sqft:

Ttl Sqft: **944**

DOM

69

Layout

Beds: **2 (2)**

Baths: **2.0 (2 0)**

Style: **Apartment**

Lot Information

Lot Sz Ar:

Lot Shape:

Parking

Ttl Park: **1**

Garage Sz:

Access:

Lot Feat:

Park Feat:

Garage Door Opener,Heated Garage,In Garage Electric Vehicle Charging Station(s),Parkade,Titled,Underground

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Baseboard,Electric**
Sewer:
Ext Feat: **Courtyard,Other**

Construction: **Brick,Composite Siding,Metal Siding ,Wood Frame,Wood Siding**

Flooring: **Ceramic Tile,Vinyl Plank**

Water Source:

Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Breakfast Bar,Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Quartz Counters,See Remarks,Soaking Tub,Storage,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	8`6" x 4`11"	4pc Ensuite bath	Main	10`6" x 5`3"
Bedroom	Main	10`5" x 11`2"	Kitchen With Eating Area	Main	13`11" x 9`6"
Laundry	Main	5`4" x 10`4"	Bedroom - Primary	Main	13`4" x 10`10"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$395

Fee Simple

DC

Fee Freq:

Monthly

Legal Desc: 2410969

Remarks

Pub Rmks: *****OPEN HOUSE Jan 12th 2:00-4:00pm***Welcome to this exceptional TOP FLOOR , corner unit in the vibrant and sought after neighbourhood of Seton! This stunning, BRAND NEW 2 bedroom, 2 bathroom condo offers nearly 1,000 square feet of beautifully upgraded living space and has never been lived in. Rarely do you find a condo with features as desirable as this, including a titled underground parking stall with an electric vehicle charging station. Step inside and be greeted by an expansive, OPEN CONCEPT layout with 9 ft ceilings and a SOUTH facing orientation that fills the space with natural light. The unit's corner positioning provides unobstructed views of the tranquil water feature, making for a serene setting. The OVERSIZED balcony is perfect for enjoying your morning coffee or unwinding in the evening with breathtaking sunset views. The condo is upgraded throughout with modern finishes, including high end vinyl plank flooring and quartz countertops. The chef's kitchen is designed for both functionality and style, featuring full length cabinetry, an extended island with extra cabinets, ideal for entertaining and upgraded stainless steel appliances that make cooking a delight. Additional storage is thoughtfully incorporated in the spacious laundry room, giving you all the space you need to keep your home organized. Comfort is paramount with central A/C to keep you cool on warm days. This pet and rental friendly complex is not only well situated for easy living but also offers convenience like no other, being just steps away from one of the largest YMCAs in the world, the South Health Campus, and a wide range of shopping, dining, schools and other amenities. Available immediately, this condo provides luxury, convenience, and lifestyle in one complete package. Don't miss this rare opportunity to own a top floor unit in Seton with premium upgrades, incredible views, and an unbeatable location!**

Inclusions: n/a
Property Listed By: eXp Realty

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









