



THE A-TEAM

RE/MAX FIRST

20 SETON Park #122, Calgary T3M 2V4

MLS® #: A2181233 Area: Seton Listing Date: 11/28/24 List Price: \$315,000
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: 562
Low Sqft:
Ttl Sqft: 562

DOM

23
Layout
Beds: 2 (2)
Baths: 1.0 (1 0)
Style: Apartment

Parking

Ttl Park: 1
Garage Sz: 1

Utilities and Features

Roof:
Heating: Baseboard, Hot Water, Natural Gas
Sewer:
Ext Feat: Balcony

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

Kitchen Appl: Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Int Feat: Breakfast Bar, No Animal Home, No Smoking Home, Quartz Counters
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include Living Room, Bedroom - Primary, and 4pc Bathroom.

Legal/Tax/Financial

Condo Fee: \$254 Title: Fee Simple Fee Freq: Zoning: DC

Monthly

Legal Desc: 1810821

Remarks

Pub Rmks: **Charming 2-Bedroom Condo in Vibrant Seton! Welcome to this delightful 2-bedroom condo nestled in the heart of Seton, one of Calgary's most dynamic communities. This home is a perfect blend of style and convenience, featuring a modern kitchen with crisp white cabinets, sleek quartz countertops, and stainless steel appliances. The spacious, open floor plan flows seamlessly into a bright living room with patio doors leading to your private balcony—ideal for enjoying your morning coffee or relaxing at sunset. Both bedrooms are generously sized, complemented by a stylish 4-piece bathroom and the convenience of an in-suite laundry room. Durable laminate flooring runs throughout the main living areas, combining beauty with easy maintenance. Located just steps away from the South Calgary Hospital, YMCA, and an array of shopping, dining, and entertainment options, including a movie theater and cozy coffee shops, this location is unbeatable. With a titled underground parking stall and endless amenities at your fingertips, this condo is perfect for first-time buyers or savvy investors. Don't miss this fantastic opportunity—schedule your private viewing today!**

Inclusions: N/A
Property Listed By: eXp Realty

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







