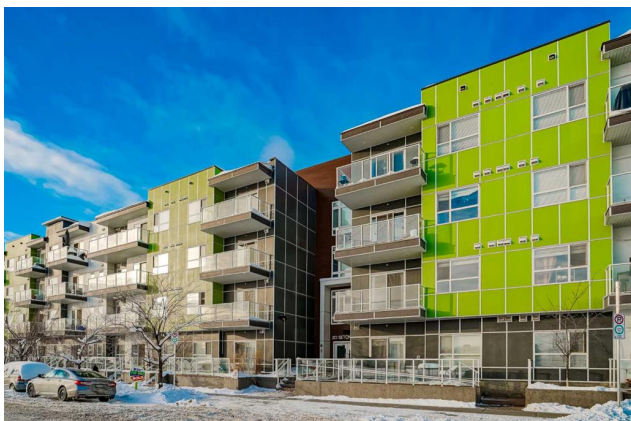


**20 SETON Park #122, Calgary T3M 2V4**

MLS® #: **A2185792** Area: **Seton** Listing Date: **01/07/25** List Price: **\$305,000**  
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential Apartment**  
 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

**15**  
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

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	10`5" x 12`1"	Kitchen With Eating Area	Main	7`4" x 10`7"
Bedroom - Primary	Main	9`2" x 11`9"	Bedroom	Main	9`3" x 9`10"
4pc Bathroom	Main	0`0" x 0`0"			

Legal/Tax/Financial

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

Monthly

Legal Desc: 1810821

Remarks

Pub Rmks: **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 theatre 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**







