



THE
A-TEAM

**RE/MAX
FIRST**

20295 SETON Way #5222, Calgary T3M 3Y9

MLS®#: **A2191426**

Area: **Seton**

Listing Date: **01/31/25**

List Price: **\$435,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **826**
Low Sqft:
Ttl Sqft: **826**

DOM

1

Layout

Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Parkade,Secured,Stall,Titled,Underground

Utilities and Features

Roof:
Heating: **Baseboard,Electric**
Sewer:
Ext Feat: **Balcony,BBQ gas line**

Construction:
Brick,Composite Siding,Metal Siding
,Mixed,Stone,Wood Frame,Wood Siding
Flooring:
Vinyl Plank
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Range Hood,Refrigerator,Washer**
Int Feat: **Closet Organizers,Double Vanity,Elevator,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Storage,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	12`0" x 9`3"	4pc Ensuite bath	Main	8`10" x 8`3"
Living Room	Main	10`11" x 10`5"	Dining Room	Main	12`5" x 7`9"
Kitchen	Main	12`5" x 9`8"	Bedroom	Main	10`1" x 9`2"
4pc Bathroom	Main	8`5" x 4`11"			

Legal/Tax/Financial

Condo Fee:
\$370

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **2410969**

Remarks

Pub Rmks: **Welcome to Unit 5222 in SERENITY, a stunning brand-new 2-bedroom, 2-bathroom condo in the heart of Seton. Move-in ready with luxury upgrades throughout, this modern unit is designed for both comfort and style. Standout features include luxury vinyl plank flooring (no carpet!), upgraded lighting, quartz countertops, and elegant tile finishes. The spacious kitchen boasts a full pantry and ample storage, flowing seamlessly into the formal dining area and bright living space. Step out onto the large balcony, complete with a gas line for your BBQ—perfect for entertaining! The thoughtful layout separates the two bedrooms for privacy. The primary suite features a walk-in closet and ensuite with dual vanities, while the second bedroom—just slightly smaller—also offers a large walk-in closet. A second full bathroom and a large mudroom/laundry room with a full-size washer and dryer complete the unit. Enjoy titled underground parking, conveniently located next to the bicycle storage room in the secure parkade. And most importantly, the condo fee includes everything except electricity! This brand-new condo is available for immediate possession—don't miss your chance to own in one of Seton's most sought-after new developments!**

Inclusions: **NONE**
Property Listed By: **2% Realty**

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









