

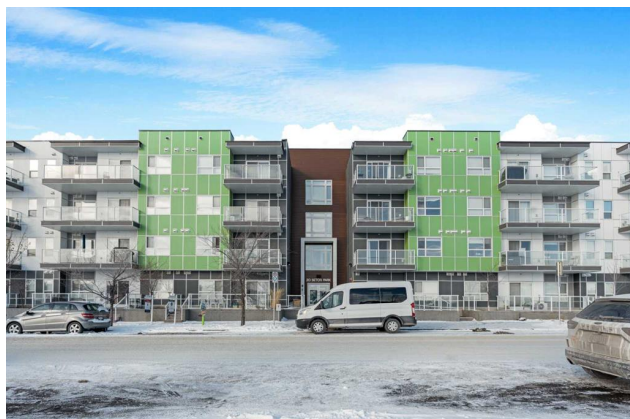


THE
A-TEAM

**RE/MAX
FIRST**

20 SETON Park #316, Calgary T3M 2V4

MLS® #: **A2194573** Area: **Seton** Listing Date: **02/13/25** List Price: **\$299,800**
 Status: **Active** County: **Calgary** Change: **-\$100, 02-Apr** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2019**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat:
 Park Feat: **Underground**

Finished Floor Area

Abv Sqft: **581**
 Low Sqft:
 Ttl Sqft: **581**

DOM

51
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Balcony**

Construction: **Wood Frame**
 Flooring: **Carpet, Vinyl Plank**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings**
 Int Feat: **Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	27`8" x 15`10"	Bedroom	Main	30`4" x 32`7"
Kitchen	Main	34`5" x 34`5"	Living Room	Main	34`5" x 39`11"
Bedroom - Primary	Main	30`4" x 45`5"			

Legal/Tax/Financial

Condo Fee: **\$259** Title: **Fee Simple** Zoning: **DC**
 Fee Freq:

Monthly

Legal Desc: 1810821;

Remarks

Pub Rmks: **This modern 2-bedroom, 1-bathroom condo is perfect for first-time buyers or investors, offering strong rental potential in a prime location. It features sleek quartz countertops, a spacious open-concept layout, a large primary bedroom, and a versatile second bedroom. ENJOY A/C IN THE LIVING AREA AND A PRIVATE BALCONY WITH A GAS LINE FOR OUTDOOR RELAXATION.. Located just one block from the YMCA Rec Complex and two blocks from SOUTH HEALTH CAMPUS, it's ideal for future tenants. Very close to parks, playgrounds, a shopping plaza, and a nearby school, with the upcoming SE LRT adding even more convenience. A fantastic opportunity—schedule a viewing today!**

Inclusions: none
Property Listed By: Real Estate Professionals Inc.

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

