

236, 20 Seton Park SE
Calgary, Alberta

MLS # A2164334



\$400,000

Division:	Seton		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	883 sq.ft.	Age:	2018 (6 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 375
Basement:	-	LLD:	-
Exterior:	Composite Siding, Concrete, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Kitchen Island, Open Floorplan, See Remarks, Walk-In Closet(s)		

Inclusions: Blinds, All Light Fixtures, Building Access Fob(s)

Location, Location, Location! Welcome to this modern 2-bedroom, 2-bathroom condo, located in the heart of the vibrant Seton community. This unit is steps away from the South Health Campus Hospital, the world's largest YMCA, Superstore, and the Cineplex VIP theatre. The open-concept layout offers comfort and convenience with in-suite laundry, secure underground parking, and stainless steel appliances, perfect for first-time homebuyers, investors, or downsizers. The primary bedroom features a generous walk-in closet and a full ensuite bathroom with modern fixtures. Meanwhile, the second bedroom is located on the opposite side of the unit making this condo ideal for guests or roommates. This unit includes in-suite laundry and secure, heated underground parking, ensuring your comfort and peace of mind. The complex offers elevator access and is a pet-friendly building (subject to board approval). Whether you're a buyer looking for your first home, an investor seeking a low-maintenance rental, or someone looking to downsize in style, this condo is the perfect fit. Don't miss your chance to own in this fast-growing and highly desirable area. Book your showing today!