

404, 20 Seton Park SE
Calgary, Alberta

MLS # A2158312



\$524,900

Division:	Seton		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	1,140 sq.ft.	Age:	2018 (6 yrs old)
Beds:	3	Baths:	2
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 480
Basement:	-	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Storage, Walk-In Closet(s)		

Inclusions: N/A

Discover the beauty/convenience of this stunning TOP-FLOOR UNIT W/ SOUTH-FACING balcony, OVERLOOKING SETON REGIONAL PARK featuring 15.8 ACRES of GREEN SPACE, 3 bedrooms, 2 bathrooms & 1,140 sq. ft. of LUXURIOUS living space. To top off things, this remarkable home includes AIR-CONDITIONING & TWO TITLED UNDERGROUND PARKING STALLS (BEST in the complex parking stalls located right across from the TWO building elevators). FUTURE LRT line & HOSPITAL STATION will be WALKING DISTANCE. Located HALF A BLOCK from YMCA & CALGARY PUBLIC LIBRARY Library, perfect for those seeking both comfort & accessibility. Walk downstairs & go SWIMMING, SKATING, BASKETBALL, BADMINTON, USE THE GYM. TAKE A CLASS OR GO TO THE LIBRARY, the choices are endless. Feels like living in a resort with the YMCA at your doorstep! Built by CEDARGLEN LIVING, a prestigious multi-award-winning "Builder of Choice," this condo showcases top-notch finishes & high-end upgrades that truly make it stand out. You'll be captivated by the large SOUTH-FACING BALCONY, SUN-DRENCHED windows/patio door & stunning views of the VALLEY/GREEN SPACE/ROCKY MOUNTAINS. Open concept w/ 9' ceilings, luxurious laminate plank & tile flooring, creating a sense of airy, single-family living. The kitchen is a culinary delight, featuring UPGRADED STAINLESS STEEL appliances such as a built-in oven, microwave, electric cooktop w/ chimney hood fan, dishwasher, a double door refrigerator w/ a water/ice maker & lower pull-out freezer. The striking TALL cabinetry, complete w/ pull-out drawers, granite countertops, an undermount sink, beautiful backsplash, WALK-IN PANTRY & a very long CENTRE ISLAND that can double as the dining table, makes this kitchen a showpiece, ideal for entertaining.

Master bedroom features a SPACIOUS WALK-IN CLOSET & a luxurious 4-piece ENSUITE w/ HIS & HERS vanity, a fully tiled WALK-IN SHOWER w/ professionally installed SUPPORT BARS for all your needs & convenience. TWO additional well-sized rooms provide versatile space for bedrooms or a home office, complemented by a second 4-piece BATHROOM that ensures guests are always comfortable. A LARGE laundry room w/ UPGRADED STACKED WASHER/DRYER. LARGE private GLASS SURROUND balcony, w/ GAS BBQ line overlooking the VIEWS. This WELL-MANAGED condo complex is PET-FRIENDLY & allows for 2 pets/unit (subject to board approval). It has a lovely COURTYARD W/ PICNIC TABLES & GAS BARBECUES for the enjoyment of all who live there. A main floor INDOOR GARBAGE ROOM, EXTERIOR BIKE RAMPS, VISITOR PARKING & is just BESIDE THE BUS STOP, LIBRARY, THE WORLD'S BIGGEST YMCA, SOUTH HEALTH CAMPUS HOSPITAL, JOANE-CARDINAL PUBLIC HIGH SCHOOL, DOG OFF-LEASH PARK, CINEPLEX VIP THEATERS, SUPERSTORE, SAVE ON FOODS, a variety of shopping, dining & cafes in the Seton Retail District. Voted Best New Community & Best Community of the Year in 2020 & 2021. Easy access to Stoney & Deerfoot Trails. An amazing opportunity! A must see. Call your realtor to view today.