

**5116, 20295 Seton Way SE**  
**Calgary, Alberta**

**MLS # A2189797**



**\$449,900**

<b>Division:</b>	Seton		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	1,057 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	See Remarks, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 469
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Other	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, See Remarks, Walk-In Closet(s)		

**Inclusions:** None

Discover a truly rare gem in the heart of Seton—a perfect option for downsizers who don’t want to sacrifice space or luxury. This ground-floor 2-BEDROOM, 2-BATHROOM condo with UNDERGROUND PARKING offers the comfort and convenience of condo living, combined with the spaciousness and feel of a single-family home. Rarely do you find a condo of this size, with just under 1,100 sq. ft. of well-designed living space conveniently located on the main floor. Step into the expansive, open-concept layout with 9-ft ceilings, and be wowed by the kitchen—truly a standout feature of this home. Offering the kind of space and functionality rarely found in condo living, this kitchen is a chef’s dream. It boasts stainless steel appliances, marble-style quartz countertops, a HUGE central island with seating, modern pendant lighting, and an abundance of storage, including a pantry and cabinets built into the island. Perfect for entertaining or preparing family meals, this kitchen is designed for those who love to cook without compromise. The spacious living room flows seamlessly to your private ground-level patio. It’s the ideal setting for morning coffee or evening relaxation, offering the tranquility of outdoor living with all the conveniences of a condo. The large primary suite is a retreat in itself, featuring a walk-in closet, and a luxurious 4-piece ensuite with dual vanities and a walk-in shower. An additional bedroom provides flexibility for guests, a home office, or hobbies, along with a second full bathroom for added convenience. Located just steps from Seton’s thriving retail district, this home offers unparalleled access to amenities, including the world’s largest YMCA, South Health Campus, Calgary Public Library, and an array of shops, restaurants, and entertainment options. Commuting is easy with quick access to bus stops, the future LRT line, Stoney

Trail, and Deerfoot Trail. Built by the award-winning Cedarglen Living, this condo is designed for comfort and luxury with thoughtful touches like the built-in desk space, roughed-in central air, and underground heated parking. If you're looking to downsize without sacrificing space, comfort, or style, this is the perfect choice. Opportunities like this don't come around often—schedule your private showing today!