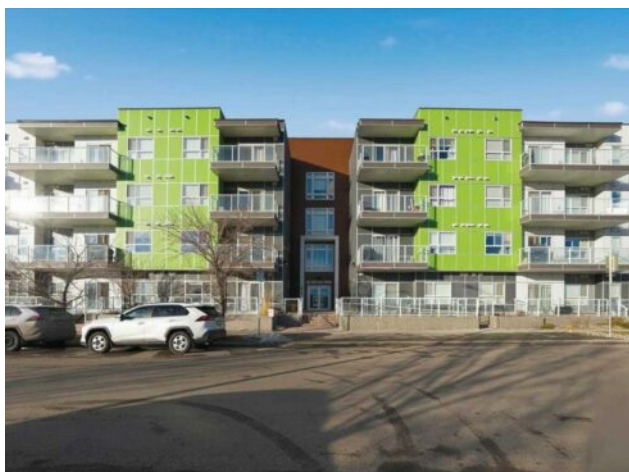


101, 20 Seton Park SE  
Calgary, Alberta

MLS # A2279564



# \$299,999

<b>Division:</b>	Seton		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	660 sq.ft.	<b>Age:</b>	2018 (8 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 325
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home		

**Inclusions:** None

This modern 2-bedroom, 1-bathroom condo is an excellent opportunity for first-time buyers or investors, offering strong rental potential in a highly desirable location. The unit features sleek quartz countertops, a spacious open-concept layout, a generous primary bedroom, and a versatile second bedroom—perfect for guests, a home office, or roommates. Unwind on your private balcony with a gas line, ideal for outdoor entertaining. Located just one block from the YMCA Rec Complex and two blocks from South Health Campus, this property is perfectly positioned for future tenants and everyday convenience. You’re also close to parks, playgrounds, a shopping plaza, and a nearby school, with the upcoming SE LRT set to enhance connectivity even further. Don’t miss this fantastic opportunity—book your private showing today!