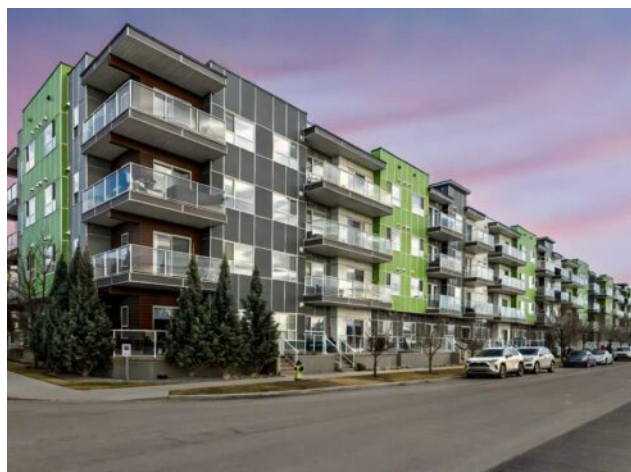


**305, 20 Seton Park SE
Calgary, Alberta**

MLS # A2279938



\$369,990

Division:	Seton		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	859 sq.ft.	Age:	2017 (9 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 417
Basement:	-	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Granite Counters, Kitchen Island, Walk-In Closet(s)		

Inclusions: N/A

Welcome to Seton Park, one of the most convenient and desirable locations in South Alberta. This newer, beautifully upgraded unit features 9-foot ceilings, an extended island with granite countertops, and raised cabinetry with elegant crown molding. The south-facing balcony floods the living room and bedrooms with abundant natural light, creating a bright and welcoming space. The home offers two full-size bathrooms, titled parking, and the added convenience of heat and water included in the condo fees. Enjoy unbeatable walkability, just a 2-minute walk to South Health Campus, the YMCA, schools, and Seton Plaza with shopping and dining options. With Stoney Trail and Deerfoot Trail right at your doorstep, commuting is effortless. An excellent opportunity to own a beautiful unit.