

**6205, 20295 Seton Way SE
Calgary, Alberta**

MLS # A2281945



\$434,900

Division:	Seton		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,089 sq.ft.	Age:	2024 (2 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 469
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding, Concrete, Metal Siding , Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Stone Counters		

Inclusions: N/A

An EXCEPTIONAL OPPORTUNITY to own a LIKE-NEW, HIGH END, LUXURY condo for less than the cost of comparable new construction. Welcome to Seton Serenity by award-winning Cedarglen Living, where this beautifully upgraded 2 bedroom, 2 bathroom residence offers over \$23,000 in thoughtful upgrades and a refined, move-in-ready lifestyle. The open-concept layout features 9' ceilings, luxury vinyl plank flooring in the main living space, triple-glazed Low-E windows, sound-reducing membrane between floors, and a striking electric fireplace anchoring the living space. The kitchen is a true highlight with an island extension, built-in pantry, upgraded appliances, quartz countertops, upgraded sink, full-height tile backsplash, soft-close cabinetry, cabinet valance lighting, and sleek roller blinds throughout. The spacious primary bedroom includes a walk-in closet and a luxurious ensuite with raised vanities, upgraded toilets, full-height tile, and an elegant LED mirror, while the well-positioned second bedroom offers added privacy near the second full bathroom. Additional features include stacked washer and dryer adding more in-suite storage, stylish barn door detail, extra fob, clear glass balcony railing, BBQ gas line, energy recovery ventilator (ERV), and titled secured underground parking. A rare and valuable bonus: approved short-term rental businesses are permitted under current bylaws, making this an excellent opportunity for homeowners and investors seeking a luxury rental near South Health Campus, one of Calgary's largest employment hubs. Enjoy unbeatable walkability to the world's largest YMCA, South Health Campus, shops, restaurants, caf  s, and Seton HOA amenities. Pet and rental friendly, this extensively upgraded condo delivers the luxury of new construction without the wait, uncertainty, or added cost.