

**212, 20 Seton Park SE**  
**Calgary, Alberta**

**MLS # A2296913**



**\$349,900**

|                  |                                    |               |                  |
|------------------|------------------------------------|---------------|------------------|
| <b>Division:</b> | Seton                              |               |                  |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                  |
| <b>Size:</b>     | 860 sq.ft.                         | <b>Age:</b>   | 2017 (9 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                |
| <b>Garage:</b>   | Titled, Underground                |               |                  |
| <b>Lot Size:</b> | -                                  |               |                  |
| <b>Lot Feat:</b> | -                                  |               |                  |

|                    |   |                   |        |
|--------------------|---|-------------------|--------|
| <b>Heating:</b>    | Baseboard   | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Vinyl   | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Tar/Gravel  | <b>Condo Fee:</b> | \$ 369 |
| <b>Basement:</b>   | -   | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Composite Siding, Stone, Wood Frame, Wood Siding  | <b>Zoning:</b>    | DC     |
| <b>Foundation:</b> | -   | <b>Utilities:</b> | -      |
| <b>Features:</b>   | High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters |                   |        |

**Inclusions:** N/A

This sleek 2 bedroom, 2 bath condo is waiting for you. This unit's open floor plan is spacious and bright with 9 ft ceilings throughout. The kitchen features a large quartz island with plenty of seating space and cupboards. There is a large laundry/storage room which is plenty big enough to store your bikes and possibly camping equipment for your great weekend get aways. There is a spacious deck for relaxing after a busy day or having friends by for a bbq. From the deck there is a great view of the South Campus Hospital which is only a few minute walk. Also in this great community is the new YMCA which is just across the street from this awesome property. Also featuring in the neighbourhood is a high school, library, movie theatres, plenty of restaurants, shopping, parks and playgrounds. This building is pet friendly with approval of course. There is titled underground parking plus underground and outside visitor parking. Don't delay call your favourite Realtor today for your private showing.