

6403, 20295 Seton Way SE  
Calgary, Alberta

MLS # A2297210



**\$399,900**

<b>Division:</b>	Seton		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	866 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	220 Volt Wiring, Plug-In, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 395
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Concrete, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Elevator, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Walk-In Closet(s)		

**Inclusions:** All Brand-new furniture's as seen in the unit

Do not miss out this over a year old condo, better than NEW, HIGH END, LUXURY condo, much better price comparable to new construction. This bright open layout feature 9" ceilings, luxury vinyl plank flooring, sound reducing membrane between floors. The kitchen with an island extension, upgrade appliances, quartz countertop, full height tile backsplash, and sleek roller blinds throughout. The spaces primary bedroom includes a walk-in closet and a luxurious ensuite. stacked washer and dryer, large laundry room, clear glass balcony railing, QQB gas line. Title underground parking, approved short term rental business(are permitted under current bylaws, require board approval with fee). Pets and short term rental friendly is an excellent opportunity for home owner or investors, walking distance to the South campus, world class YMCA, shopping, Restaurants just blocks away. Please note, all furniture show in the unit are included.(all New)