

**6105, 20295 Seton Way SE
Calgary, Alberta**

MLS # A2297857



\$420,000

Division:	Seton		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,086 sq.ft.	Age:	2024 (2 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 469
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding, Concrete, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

No elevator wait, no lobbies – just step right in! This 2-bedroom, 2-bathroom GROUND-FLOOR condo in Seton Serenity offers the kind of everyday convenience that's hard to find. A secondary exterior entrance leads you directly into your unit. Thoughtfully designed – featuring 9FT CEILINGS, AIR CONDITIONING, DURABLE LVP FLOORING throughout, and a bright, open-concept layout. As you step inside, you're greeted by a spacious foyer with a large closet – perfect for keeping everything organized year round. The living, dining, and kitchen areas flow seamlessly together, creating a comfortable space for both everyday living and entertaining. The kitchen is well-appointed with CEILING-HEIGHT CABINETRY, STAINLESS STEEL APPLIANCES, QUARTZ COUNTERTOPS, and a generously sized PANTRY. The primary bedroom offers a relaxing retreat, complete with a 4-PIECE ENSUITE BATH that leads into a LARGE WALK-IN CLOSET. A second bedroom and full bathroom provide flexibility for guests, a home office, or additional living space. The laundry room also offers a STACKED WASHER AND DRYER adding more in-suite storage. Enjoy plenty of natural light thanks to the SOUTH-FACING EXPOSURE, along with a spacious patio – perfect for your morning coffee or unwinding in the evening. Additional highlights include a TITLED UNDERGROUND PARKING STALL located just steps from the unit, and a conveniently located ASSIGNED STORAGE LOCKER on the ground level. Situated just steps from Seton's urban district, walking paths, schools, and the South Health Campus, this home offers a great balance of comfort and convenience, ideal for first-time buyers, down-sizers, or investors. Book you private tour today!