

130, 20 Seton Park SE
Calgary, Alberta

MLS # A2167079



\$429,900

Division:	Seton		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	1,018 sq.ft.	Age:	2018 (6 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 412
Basement:	-	LLD:	-
Exterior:	Cement Fiber Board, Composite Siding, Metal Siding , Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home, Quartz Counters		

Inclusions: N/A

One of the most sought after units in this building this beautiful home is available for quick possession. Located in the vibrant community of SETON, this very spacious (over 1,000 sq. ft.) and extremely well-priced CORNER SUITE is securely located on the MAIN FLOOR, overlooking the library & YMCA on the east, the huge green space on the south, and the MAJESTIC MOUNTAIN VIEWS on the west. This awesome property comes with 9-FOOT KNOCKDOWN CEILINGS, a HUGE WRAP-AROUND L-SHAPED patio with GLASS RAILING, 2 ENTRANCE GATES at each end of the patio, 2 spacious bedrooms, 2 full bathrooms, separate LAUNDRY ROOM and a TITLED UNDERGROUND PARKING STALL. Outstanding features of this home include the WIDE OPEN FLOOR PLAN with an EAST and SOUTH EXPOSURE allowing PLENTY OF SUNLIGHT through the many windows all day and two of these are DOUBLE SLIDING DOORS at each end of the unit to the HUGE L-SHAPED PATIO. The gorgeous WHITE KITCHEN with QUARTZ COUNTERTOPS, a very long over 12' ISLAND that can doubled as the dining table at the end, STAINLESS STEEL APPLIANCES, ELEGANT PENDANT LIGHTS, TILE BACKSPLASH, and TONS OF CABINETRY PLUS a convenient PANTRY at the corner. The master bedroom comes with a SPACIOUS ENSUITE featuring a WALK-IN SHOWER with corner seat and a huge WALK-IN CLOSET. The second bedroom is located across the hall for privacy and is just beside the main bathroom. Both bathrooms come with lovely vanities with QUARTZ COUNTERTOPS. Gorgeous LAMINATE FLOORS throughout the living areas, tile in the bathrooms and comfy carpet in the bedrooms. This wonderful, WELL-MANAGED condo complex is PET-FRIENDLY and allows for 2 pets per unit (subject to board approval). It has a

lovely COURTYARD WITH PICNIC TABLES AND GAS BARBECUES for the enjoyment of all who live there. The building comes with a main floor INDOOR GARBAGE ROOM (no need to put on your coat & winter boots to throw garbage!), BIKE STORAGE IN THE HEATED UNDERGROUND PARKADE and is just BESIDE THE BUS STOPS, THE CALGARY PUBLIC LIBRARY, THE WORLD'S BIGGEST YMCA, WITHIN WALKING DISTANCE TO THE SOUTH HEALTH CAMPUS HOSPITAL, PUBLIC HIGH SCHOOL, DOG OFF-LEASH PARK, CINEPLEX THEATERS, SUPERSTORE, and many more. SETON is a very desirable, safe, walkable, "everything in", family-friendly and booming community. Don't miss this opportunity to live in one of Calgary's most sought-after communities today! This unit will not last so book your showings today!