

409, 20 Seton Park SE
Calgary, Alberta

MLS # A2167743



\$399,900

Division:	Seton		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	915 sq.ft.	Age:	2018 (6 yrs old)
Beds:	2	Baths:	2
Garage:	Electric Gate, Garage Door Opener, Parkade, Secured, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Membrane, Tar/Gravel	Condo Fee:	\$ 388
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Stone Counters, Storage		
Inclusions:	Curtain Rods and Brackets		

Here's an amazing opportunity to own a top floor, corner unit apartment condo in the heart of Seton! Built by award winning builder, Cedarglen Living, this 915 square foot, 2-bedroom, 2 full bath unit is beautifully finished and has mountain and park views from the glorious wrap-around balcony and from the 6 outside windows. This unit has spacious living areas and two private-retreat bedrooms. Built in 2018, the unit was finished with upgraded appliances in the kitchen, upgraded stone counters, upgraded cabinetry, upgraded vinyl flooring, and upgraded stacked whirlpool washer/dryer combo. In 2020, the carpet was replaced with high grade underlay and upgraded carpet. In addition to these upgrades, the unit shows incredibly with the Manubric feature walls (which are paintable). The primary bedroom is complemented by a 3 piece en-suite bathroom as well as a generously-sized walk-in closet. The second bedroom makes a great office space or can fit a queen-sized bed set. Late-day sun ensures that the unit receives natural lighting, especially later on summer days. This home also has air conditioning for those summer days plus zoned heating for the winter! Completing the living space are 9-foot-high ceilings, a ceiling fan in the living room, and an amazing kitchen island and ample counter space all around in the kitchen! This unit has a dedicated dining room table space which is rare in this complex. Seton Park Place 1 is situated close to all amenities including the South Health Campus, the Seton YMCA, a 16-acre greenspace to the south of the complex, and the Seton Commercial District. There is one titled parking stall found in the secured, heated underground parkade along with a bike storage room and the complex is well maintained, well-run, and beautifully landscaped. Be sure to check this one out!