

6414, 20295 Seton Way SE  
Calgary, Alberta

MLS # A2179013



## \$469,900

<b>Division:</b>	Seton		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	945 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Garage Door Opener, Heated Garage, In Garage Electric Vehicle Charging S		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Electric	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 395
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Metal Siding , Wood Frame, Wood Siding	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, See Remarks, Soaking Tub, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	n/a		

Welcome to this exceptional TOP FLOOR , corner unit in the vibrant and sought after neighbourhood of Seton! This stunning, BRAND NEW 2 bedroom, 2 bathroom condo offers nearly 1,000 square feet of beautifully upgraded living space and has never been lived in. Rarely do you find a condo with features as desirable as this, including a titled underground parking stall with an electric vehicle charging station. Step inside and be greeted by an expansive, OPEN CONCEPT layout with 9 ft ceilings and a SOUTH facing orientation that fills the space with natural light. The unit's corner positioning provides unobstructed views of the tranquil water feature, making for a serene setting. The OVERSIZED balcony is perfect for enjoying your morning coffee or unwinding in the evening with breathtaking sunset views. The condo is upgraded throughout with modern finishes, including high end vinyl plank flooring and quartz countertops. The chef's kitchen is designed for both functionality and style, featuring full length cabinetry, an extended island with extra cabinets, ideal for entertaining and upgraded stainless steel appliances that make cooking a delight. Additional storage is thoughtfully incorporated in the spacious laundry room, giving you all the space you need to keep your home organized. Comfort is paramount with central A/C to keep you cool on warm days. This pet and rental friendly complex is not only well situated for easy living but also offers convenience like no other, being just steps away from one of the largest YMCAs in the world, the South Health Campus, and a wide range of shopping, dining, schools and other amenities. Available immediately, this condo provides luxury, convenience, and lifestyle in one complete package. Don't miss this rare opportunity to own a top floor unit in Seton with premium upgrades, incredible views, and an

unbeatable location!