

\$524,900 - 404, 20 Seton Park Se, Calgary

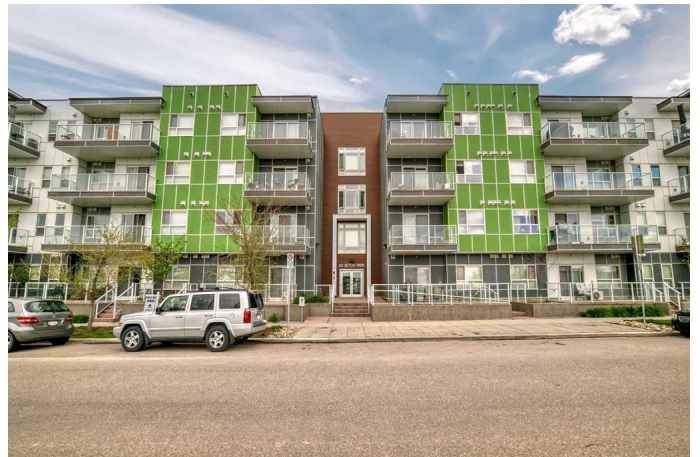
MLS® #A2158312

\$524,900

3 Bedroom, 2.00 Bathroom, 1,140 sqft
Residential on 0.00 Acres

Seton, Calgary, Alberta

Discover the beauty/convenience of this stunning TOP-FLOOR UNIT W/ SOUTH-FACING balcony, OVERLOOKING SETON REGIONAL PARK featuring 15.8 ACRES of GREEN SPACE, 3 bedrooms, 2 bathrooms & 1,140 sq. ft. of LUXURIOUS living space. To top off things, this remarkable home includes AIR-CONDITIONING & TWO TITLED UNDERGROUND PARKING STALLS (BEST in the complex parking stalls located right across from the TWO building elevators). FUTURE LRT line & HOSPITAL STATION will be WALKING DISTANCE. Located HALF A BLOCK from YMCA & CALGARY PUBLIC LIBRARY Library, perfect for those seeking both comfort & accessibility. Walk downstairs & go SWIMMING, SKATING, BASKETBALL, BADMINTON, USE THE GYM. TAKE A CLASS OR GO TO THE LIBRARY, the choices are endless. Feels like living in a resort with the YMCA at your doorstep! Built by CEDARGLEN LIVING, a prestigious multi-award-winning "Builder of Choice," this condo showcases top-notch finishes & high-end upgrades that truly make it stand out. You'll be captivated by the large SOUTH-FACING BALCONY, SUN-DRENCHED windows/patio door & stunning views of the VALLEY/GREEN SPACE/ROCKY MOUNTAINS. Open concept w/ 9' ceilings, luxurious laminate plank & tile flooring, creating a sense of airy, single-family living. The kitchen is a culinary delight, featuring UPGRADED STAINLESS STEEL



appliances such as a built-in oven, microwave, electric cooktop w/ chimney hood fan, dishwasher, a double door refrigerator w/ a water/ice maker & lower pull-out freezer. The striking TALL cabinetry, complete w/ pull-out drawers, granite countertops, an undermount sink, beautiful backsplash, WALK-IN PANTRY & a very long CENTRE ISLAND that can double as the dining table, makes this kitchen a showpiece, ideal for entertaining. Master bedroom features a SPACIOUS WALK-IN CLOSET & a luxurious 4-piece ENSUITE w/ HIS & HERS vanity, a fully tiled WALK-IN SHOWER w/ professionally installed SUPPORT BARS for all your needs & convenience. TWO additional well-sized rooms provide versatile space for bedrooms or a home office, complemented by a second 4-piece BATHROOM that ensures guests are always comfortable. A LARGE laundry room w/ UPGRADED STACKED WASHER/DRYER. LARGE private GLASS SURROUND balcony, w/ GAS BBQ line overlooking the VIEWS. This WELL-MANAGED condo complex is PET-FRIENDLY & allows for 2 pets/unit (subject to board approval). It has a lovely COURTYARD W/ PICNIC TABLES & GAS BARBECUES for the enjoyment of all who live there. A main floor INDOOR GARBAGE ROOM, EXTERIOR BIKE RAMPS, VISITOR PARKING & is just BESIDE THE BUS STOP, LIBRARY, THE WORLD'S BIGGEST YMCA, SOUTH HEALTH CAMPUS HOSPITAL, JOANE-CARDINAL PUBLIC HIGH SCHOOL, DOG OFF-LEASH PARK, CINEPLEX VIP THEATERS, SUPERSTORE, SAVE ON FOODS, a variety of shopping, dining & cafes in the Seton Retail District. Voted Best New Community & Best Community of the Year in 2020 & 2021. Easy access to Stoney & Deerfoot Trails. An amazing opportunity! A must see. Call your realtor to view today.

Built in 2018

Essential Information

MLS® #	A2158312
Price	\$524,900
Sold Price	\$488,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,140
Acres	0.00
Year Built	2018
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	404, 20 Seton Park Se
Subdivision	Seton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2V4

Amenities

Amenities	Elevator(s), Laundry, Parking, Playground, Visitor Parking
Parking Spaces	2
Parking	Stall, Underground

Interior

Interior Features	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Storage, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer Stacked
Heating	Baseboard, Hot Water
Cooling	Wall Unit(s)
# of Stories	4

Exterior

Exterior Features	Balcony, BBQ gas line, Playground
Construction	Composite Siding, Wood Frame

Additional Information

Date Listed	August 23rd, 2024
Date Sold	September 22nd, 2024
Days on Market	30
Zoning	DC
HOA Fees	0.00

Listing Details

Listing Office	URBAN-REALTY.ca
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