

# \$498,000 - 20959 Seton Way Se, Calgary

MLS® #A2175329

**\$498,000**

3 Bedroom, 3.00 Bathroom, 1,493 sqft  
Residential on 0.00 Acres

Seton, Calgary, Alberta

BRAND-NEW 3 BEDROOM UNIT |  
ATTACHED SINGLE GARAGE | DUAL  
BALCONIES | LOW CONDO FEES |  
WALKING DISTANCE TO AMENITIES!

This absolutely beautiful brand-new rowhouse has an excellent location within the community and is very easy walking distance to an abundance of amenities including a wide array of shops and services, schools, sports fields, the dog park, skate park, pump track, playgrounds, and is just down the road from the HOA/community centre site that will feature a splash park, rink, tennis courts and gardens when completed. The Seton Urban District is also close by and features the South Calgary Health Campus, Seton YMCA and Seton Library, and this master-planned community also boasts quick access in or out of town along Deerfoot TR and Stoney TR. This unit is the sought after 3-bedroom "Ferrera"™ model that has an extremely functional layout and is among the larger floor plans in the complex with plenty of living space and storage. The main level is bright and filled with natural light thanks to an abundance of large windows and the unique open wall space to the front entrance landing below. The living room is very spacious and flows seamlessly into the dedicated dining area and is adjacent to the designer kitchen that is the heart of the home featuring stainless appliances, a sleek undermount sink, pantry closet, sit-up breakfast bar, matte black hardware, quartz



countertops, vertical stack tile backsplash and feature pendant lighting. The main level also has direct stairwell access to the 10â€™ x 19â€™ attached single garage and an oversized balcony that is perfect for sipping your morning coffee or just relaxing and enjoying the outdoor space. The upper level offers a full laundry closet with room for additional storage, an open flex space that is perfect for a small home office or homework station, a main 4-piece bathroom, second and third bedrooms that have been purposefully designed to be as large as those found in single family homes, another large balcony and the gorgeous primary bedroom suite that features a huge L-shaped walk-in closet and a beautiful 5-piece ensuite bathroom with a double quartz vanity with undermount sinks and designer lighting and finishes. The list of upgrades and additional features is long and includes 9â€™ ceilings on the main level, on-demand tankless water heater, energy efficient and quiet triple pane windows, soft close cabinetry throughout, custom blinds package, feature dining room light fixture, BBQ gas line to the main level balcony, fully drywalled and insulated garage, visitor parking directly behind the home, in-unit mechanical room and much more. Welcome Home.

Built in 2024

### **Essential Information**

MLS® #	A2175329
Price	\$498,000
Sold Price	\$490,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,493
Acres	0.00

Year Built	2024
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

### **Community Information**

Address	20959 Seton Way Se
Subdivision	Seton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3Y5

### **Amenities**

Amenities	Visitor Parking
Parking Spaces	1
Parking	Garage Door Opener, Garage Faces Rear, Insulated, Single Garage Attached

### **Interior**

Interior Features	Breakfast Bar, Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s), Tankless Hot Water
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Tankless Water Heater
Heating	Forced Air, Natural Gas
Cooling	None
# of Stories	3
Basement	None

### **Exterior**

Exterior Features	Balcony, BBQ gas line
Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	Brick, Wood Frame, Composite Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	October 24th, 2024
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Date Sold	November 22nd, 2024
Days on Market	28
Zoning	M-1
HOA Fees	375.00
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	CIR Realty
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