

**6414, 20295 Seton Way SE**  
**Calgary, Alberta**

**MLS # A2256609**



**\$375,000**

|                  |                                    |               |                  |
|------------------|------------------------------------|---------------|------------------|
| <b>Division:</b> | Seton                              |               |                  |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                  |
| <b>Size:</b>     | 880 sq.ft.                         | <b>Age:</b>   | 2024 (1 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                |
| <b>Garage:</b>   | Parkade, Underground               |               |                  |
| <b>Lot Size:</b> | -                                  |               |                  |
| <b>Lot Feat:</b> | -                                  |               |                  |

|                    |                                                                                                                                    |                   |        |
|--------------------|------------------------------------------------------------------------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard, Electric                                                                                                                | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Vinyl Plank                                                                                                                        | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                                                                                                                                  | <b>Condo Fee:</b> | \$ 395 |
| <b>Basement:</b>   | -                                                                                                                                  | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Brick, Composite Siding, Metal Siding , Wood Frame                                                                                 | <b>Zoning:</b>    | DC     |
| <b>Foundation:</b> | -                                                                                                                                  | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s) |                   |        |

**Inclusions:** na

Top-Floor 2 Bed, 2 Bath Condo with A/C in the Heart of Vibrant Seton! Welcome to this stunning top-floor condo in the highly sought-after community of Seton—Calgary's urban district in the south, designed for people who want connection, convenience, and an active lifestyle. This bright and beautifully maintained 2-bedroom, 2-bathroom unit offers exceptional comfort and style. You'll immediately notice an incredible view the moment you walk in, thanks to large windows and an open-concept layout that creates a spacious, welcoming feel. Plus, with only one neighbour, top-floor privacy, and built-in air conditioning, you can enjoy peace, quiet, and comfort all year round. The kitchen features modern cabinetry, stainless steel appliances, and plenty of counter space for cooking and entertaining. Whether you're hosting friends or enjoying a quiet night in, this space feels just right. The primary bedroom includes a large closet and a private 4-piece ensuite, while the second bedroom and full bathroom are perfect for guests, kids, or a home office. But this home isn't just about what's inside—it's about where you live. Seton is one of Calgary's most vibrant and rapidly growing communities, offering everything you need just steps from your door. You're walking distance to the incredible Seton YMCA (the largest in North America), the South Health Campus, the Seton Cineplex VIP Theatre, coffee shops, grocery stores, and tons of dining options. Plus, the highly anticipated Seton Community Centre is coming soon, bringing even more amenities and energy to the area. Commuting is effortless with quick access to Deerfoot Trail, Stoney Trail, and major transit routes, getting you anywhere in the city with ease. Whether you're a first-time buyer, downsizer, or investor, this home offers unbeatable

value in a community built for the future. Move in, settle down, and start living the lifestyle you've been looking for. Don't wait—book your private showing today and come experience life in Seton