

**332, 20 Seton Park SE**  
**Calgary, Alberta**

**MLS # A2263218**



**\$459,900**

|                  |                                    |               |                  |
|------------------|------------------------------------|---------------|------------------|
| <b>Division:</b> | Seton                              |               |                  |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                  |
| <b>Size:</b>     | 1,134 sq.ft.                       | <b>Age:</b>   | 2018 (7 yrs old) |
| <b>Beds:</b>     | 3                                  | <b>Baths:</b> | 2                |
| <b>Garage:</b>   | Titled, Underground                |               |                  |
| <b>Lot Size:</b> | -                                  |               |                  |
| <b>Lot Feat:</b> | -                                  |               |                  |

|                    |                                             |                   |        |
|--------------------|---------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard                                   | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Tile, Vinyl                                 | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Tar/Gravel                                  | <b>Condo Fee:</b> | \$ 542 |
| <b>Basement:</b>   | -                                           | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Composite Siding, Wood Frame                | <b>Zoning:</b>    | DC     |
| <b>Foundation:</b> | Poured Concrete                             | <b>Utilities:</b> | -      |
| <b>Features:</b>   | High Ceilings, No Smoking Home, See Remarks |                   |        |

**Inclusions:** Closet Shelving, Window Coverings,

See the virtual tour!

Welcome to 332, 20 Seton Park SE — a spacious and stylish third-floor unit in a modern four-story complex, ideally located within a 5 minute walk from the South Health Campus and close to the Seton YMCA. With over 1,100 sq. ft. of beautifully designed living space, this bright and open apartment is filled with natural light, thanks to large windows throughout, including in both bedrooms. The sleek kitchen is a chef's dream, featuring white quartz countertops, a large undermount sink, stainless steel appliances, and a striking stainless steel range hood over a smooth induction cooktop. You'll love the wall-mounted oven and microwave, plus a walk-in pantry that provides ample storage. This home includes two spacious bedrooms, with a flexible den that could easily serve as a third bedroom or home office. The primary suite boasts a generous walk-in closet and a private 4-piece ensuite, while a second full bath is conveniently located near the entrance. Enjoy the convenience of a dedicated laundry room with stacked washer/dryer and built-in shelving, as well as a titled parking stall in the secure underground parkade—no more scraping snow off your car in the winter! Step out onto your private balcony to take in unobstructed views of green space, with gorgeous west-facing views of the Rocky Mountains. Whether you're a fitness enthusiast, medical professional, or someone seeking upscale urban living in south Calgary, this contemporary unit delivers on comfort, style, and location. Don't miss out on this bright and beautiful Seton gem!