



## 20 Seton Park Calgary Alberta

\$364,900

Welcome to Seton Park where you will find this fantastic 2 bedroom, 2 bathroom unit that offers all you've been hoping for! Located on the 3rd floor, it features a modern color palette, 9 ft high ceilings, updated lighting package, LVP flooring in the main areas and kitchen, quartz countertops throughout, and a full range of stainless steel kitchen appliances. An open concept floorplan is perfect for families or roommate type situations. This bright and quiet apartment condo backs onto open space and features a large covered balcony with a great view of the courtyard and big Alberta skies, complete with a natural gas line for hosting BBQs. A large U-shaped kitchen provides extra preparation space, a breakfast bar, trendy shaker style cabinetry with tons of storage space. The primary bedroom features additional access to the balcony, along with a 3 pc. ensuite. The second bedroom offers a large walk-in closet. In-suite laundry room with washer/dryer offers extra storage space solutions and convenience. This unit includes a titled heated underground parking stall, with visitor parking available. Work and play are just steps away, with AHS South Campus right in the back and the YMCA just across the street. A school is also conveniently located just down the street. Enjoy the public courtyard with BBQ facilities and walk to nearby amenities such as the Calgary Public Library and South Health Campus. Come visit and make this your new home! (id:6769)

Other 7.75 Ft x 5.67 Ft

Bedroom 13.08 Ft x 11.92 Ft

Living room 13.83 Ft x 11.92 Ft

Dining room 14.92 Ft x 9.50 Ft

Other 10.17 Ft x 10.75 Ft

Primary Bedroom 9.33 Ft x 11.50 Ft

3pc Bathroom 9.33 Ft x 4.92 Ft

Other 4.33 Ft x 6.42 Ft

Laundry room 5.92 Ft x 4.92 Ft

4pc Bathroom 8.50 Ft x 4.92 Ft

Listing Presented By:



Originally Listed by:  
eXp Realty

<http://www.vanderveenteam.com/>

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca