

\$549,000 - 404, 20295 Seton Way Se, Calgary

MLS® #A2261369

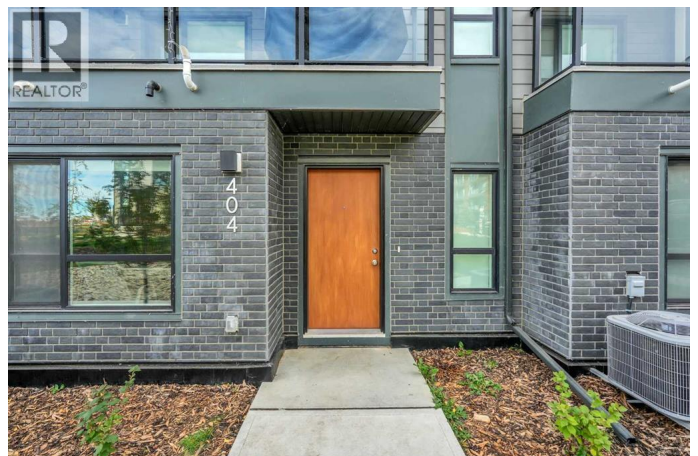
\$549,000

3 Bedroom, 3.00 Bathroom, 1,629 sqft

Single Family on 0.03 Acres

Seton, Calgary, Alberta

Looking for a beautifully appointed townhome in South Calgary? Look no further! This prestigious 3-bedroom plus an office/den townhouse in the vibrant, family-oriented community of Seton is a must-see. Perfectly situated near the South Health Campus Hospital, top-rated schools, shopping, restaurants, and parks, this home offers the ideal balance of comfort and convenience. Recently built and thoughtfully upgraded, this home features: Central Air Conditioning, an oversized, fully insulated and drywalled 2-car garage with remote opener and an Instant hot water tank for added efficiency. The main floor welcomes you with a bright open-concept layout. The elegant kitchen showcases stylish cabinetry, stainless steel appliances, modern countertops, and a chic backsplash. It flows seamlessly into the dining area, highlighted by a large south-facing window that fills the space with natural sunlight throughout the day. The spacious living room opens through patio doors to a balcony—perfect for entertaining while enjoying the peaceful views. A powder room completes this level. Upstairs, retreat to the primary suite, featuring a walk-in closet and a luxurious ensuite with a standing shower and double vanity. Two additional bedrooms, a 4-piece main bath, and a roomy laundry area add convenience for family living. A bonus den/home office provides the perfect space for working from home or extra family needs. The neighborhood is walkable, beautifully landscaped, and just steps from serene wet



ponds, walking/biking paths, and nature at your doorstep. Everyday essentialsâ€”grocery stores, cafÃ©s, parks, and transitâ€”are all close by. Your family will fall in love with this home! Contact us today to schedule a private showingâ€”this one wonâ€™t last long.
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Built in 2024

Essential Information

Listing #	A2261369
Price	\$549,000
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	1,629
Acres	0.03
Year Built	2024
Type	Single Family
Sub-Type	Bare Land Condo

Community Information

Address	404, 20295 Seton Way Se
Subdivision	Seton
City	Calgary
Province	Alberta
Postal Code	T3M3X3

Amenities

Amenities	Park, Playground, Shopping
Features	See remarks, Parking
Parking Spaces	2
Parking	Attached Garage
# of Garages	2

Interior

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer, Microwave Range Hood Combo, Water Heater - Tankless
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Heating	Forced air
Cooling	Central air conditioning
# of Stories	3

Exterior

Exterior Features	Landscaped
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	CIR Realty
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