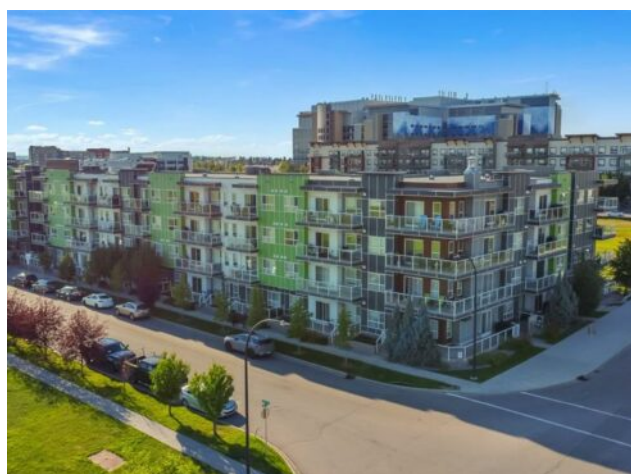


324, 20 Seton Park SE  
Calgary, Alberta

MLS # A2249702



**\$324,900**

|                  |                                    |               |                  |
|------------------|------------------------------------|---------------|------------------|
| <b>Division:</b> | Seton                              |               |                  |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                  |
| <b>Size:</b>     | 788 sq.ft.                         | <b>Age:</b>   | 2018 (7 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                |
| <b>Garage:</b>   | Stall, Titled, Underground         |               |                  |
| <b>Lot Size:</b> | -                                  |               |                  |
| <b>Lot Feat:</b> | -                                  |               |                  |

|                    |                                                                                                                   |                   |        |
|--------------------|-------------------------------------------------------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard                                                                                                         | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Tile, Vinyl Plank                                                                                         | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                                                                                                                 | <b>Condo Fee:</b> | \$ 340 |
| <b>Basement:</b>   | -                                                                                                                 | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Composite Siding, Wood Frame                                                                                      | <b>Zoning:</b>    | DC     |
| <b>Foundation:</b> | -                                                                                                                 | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s) |                   |        |

**Inclusions:** N/A

Located in the vibrant community of Seton, this third-floor condo combines modern style with everyday convenience. Step inside to an open-concept floor plan featuring an elegant kitchen with stainless steel appliances, abundant cupboard space, and a cozy breakfast nook—perfect for casual dining or morning coffee. The spacious living room flows seamlessly to the north-facing balcony, where you can enjoy peaceful views of the green space. The primary bedroom is generously sized and offers a private 3-piece ensuite along with balcony access. A second bedroom provides versatility—ideal for families, guests, or as a home office/den. This unit also features a separate 4-piece bathroom, creating a thoughtful layout for any lifestyle. Added conveniences include in-suite laundry and a titled underground parking stall. Beyond your door, Seton is more than a neighbourhood—it’s a lifestyle. You’ll be just minutes from the South Health Campus, the world’s largest YMCA, restaurants, green spaces, transit, and the upcoming LRT extension. Whether you’re working remotely, commuting, or enjoying your downtime, Seton offers the perfect balance of connection and convenience.