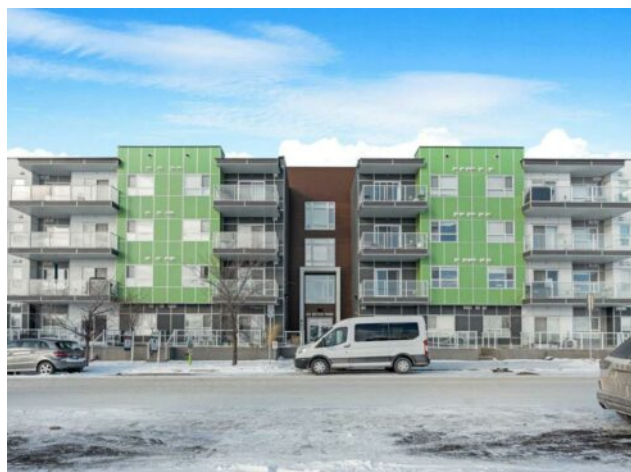


**316, 20 Seton Park SE
Calgary, Alberta**

MLS # A2194573



\$294,999

Division:	Seton		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	582 sq.ft.	Age:	2019 (6 yrs old)
Beds:	2	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 259
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Quartz Counters		

Inclusions: none

This modern 2-bedroom, 1-bathroom condo is perfect for first-time buyers or investors, offering strong rental potential in a prime location. It features sleek quartz countertops, a spacious open-concept layout, a large primary bedroom, and a versatile second bedroom. ENJOY A/C IN THE LIVING AREA AND A PRIVATE BALCONY WITH A GAS LINE FOR OUTDOOR RELAXATION.. Located just one block from the YMCA Rec Complex and two blocks from SOUTH HEALTH CAMPUS, it's ideal for future tenants. Very close to parks, playgrounds, a shopping plaza, and a nearby school, with the upcoming SE LRT adding even more convenience. A fantastic opportunity—schedule a viewing today!