

\$459,900 - 4104, 20295 Seton Way Se, Calgary

MLS® #A2260119

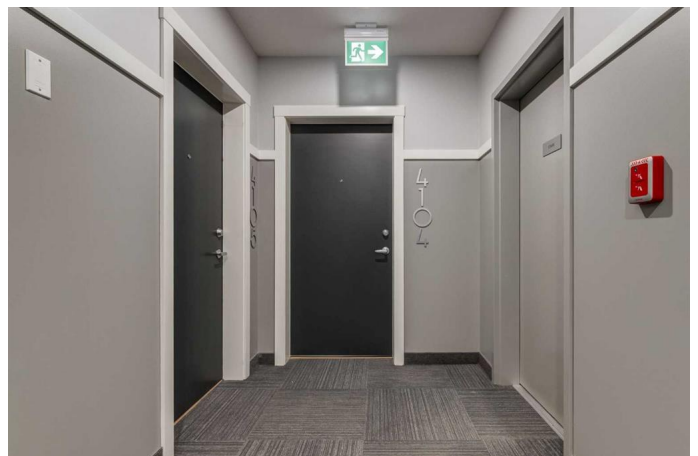
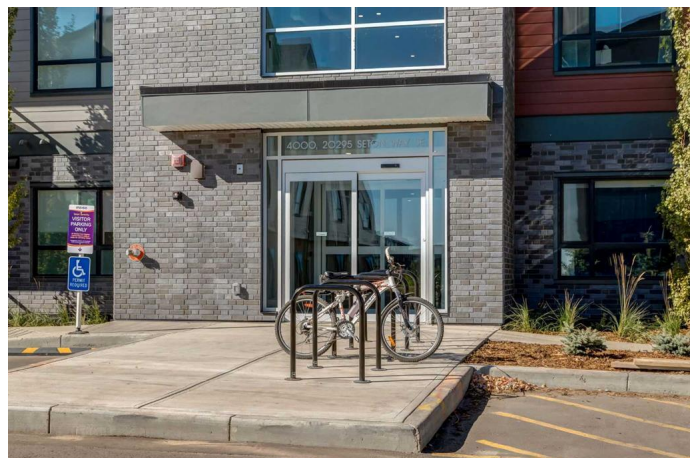
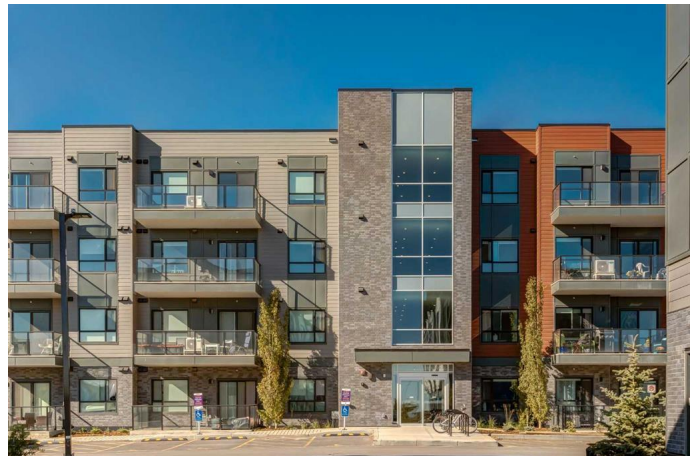
\$459,900

2 Bedroom, 2.00 Bathroom, 1,059 sqft

Residential on 0.00 Acres

Seton, Calgary, Alberta

Introducing SETON SERENITY, a highly sought-after development in SETON, Calgary. BUILT BY CEDARGLEN LIVING, WINNER OF THE CustomerInsight BUILDER OF CHOICE AWARD, 5 YEARS RUNNING! BRAND NEW CORNER UNIT, "L3" floor plan with high-spec features. You will feel right at home in this well thought-out 1059.39 RMS sq.ft. (1125 sq.ft. builder size) 2 bed, 2 bath home with open plan, 9' ceilings, LVP flooring through-out (upgraded, no carpet), Low E triple glazed windows, electric baseboard heating, BBQ gas line on the patio, A/C Rough in, and Fresh Air System (ERV). The kitchen is spectacular with an extended island upgrade, quartz counters, undermount sink, S/S appliances, upgraded Chimney Hood Fan, and pantry. The extended island is stunning and transitions into the spacious living & dining area, perfect for entertaining. The spacious primary bedroom has a large bright window, sizeable walk-in closet and 4 pc ensuite with extra drawers & full height tile upgrade. 1 additional bedroom located across the unit for noise reduction/privacy and 4pc bathroom (also with upgraded full height tile) located nearby. Laundry & storage closet is thoughtfully planned, definitely a must see (washer/dryer included). Highlights include: upgraded lighting package, sound reducing membrane to reduce sound transmission between floors, clear glass railing to balconies and 1 titled underground parking stall included. There are many bespoke amenities outside your front door, so



park the car and put on your walking shoes. The LARGEST YMCA IN THE WORLD and the SETON HOA is just around the corner. SOUTH HOSPITAL, shopping, restaurants and cafes are all just a short stroll away. PET & RENTAL FRIENDLY COMPLEX. VIRTUAL TOUR AVAILABLE!

Built in 2025

Essential Information

MLS® #	A2260119
Price	\$459,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,059
Acres	0.00
Year Built	2025
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	4104, 20295 Seton Way Se
Subdivision	Seton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3Y9

Amenities

Amenities	Elevator(s), Secured Parking, Snow Removal, Trash, Visitor Parking
Parking Spaces	1
Parking	Guest, Parking Lot, Stall, Titled, Underground

Interior

Interior Features	High Ceilings, Open Floorplan, Stone Counters
-------------------	---

Appliances	Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Baseboard, Electric
Cooling	None, Rough-In
# of Stories	4

Exterior

Exterior Features	Courtyard, Other
Roof	Membrane
Construction	Brick, Composite Siding, Metal Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 27th, 2025
Days on Market	25
Zoning	DC
HOA Fees	375
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.