

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

MLS® #A2261369

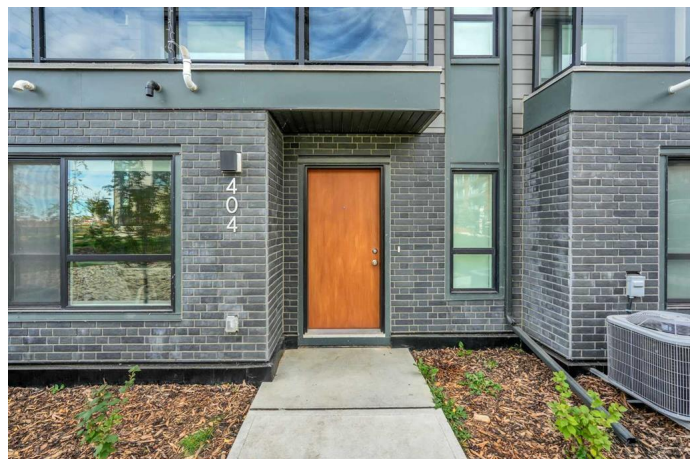
\$549,000

3 Bedroom, 3.00 Bathroom, 1,629 sqft

Residential 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.

Built in 2024

Essential Information

MLS® #	A2261369
Price	\$549,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,629
Acres	0.03
Year Built	2024
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

Community Information

Address	404, 20295 Seton Way Se
Subdivision	Seton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3X3

Amenities

Amenities	Snow Removal, Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, See Remarks
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Tankless Water Heater, Washer
Heating	Forced Air
Cooling	Central Air
Basement	None

Exterior

Exterior Features	Balcony, Lighting
Lot Description	Landscaped, See Remarks
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 3rd, 2025
Days on Market	15
Zoning	DC

Listing Details

Listing Office	CIR Realty
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