

# \$529,999 - 404, 20295 Seton Way Se, Calgary

MLS® #A2261369

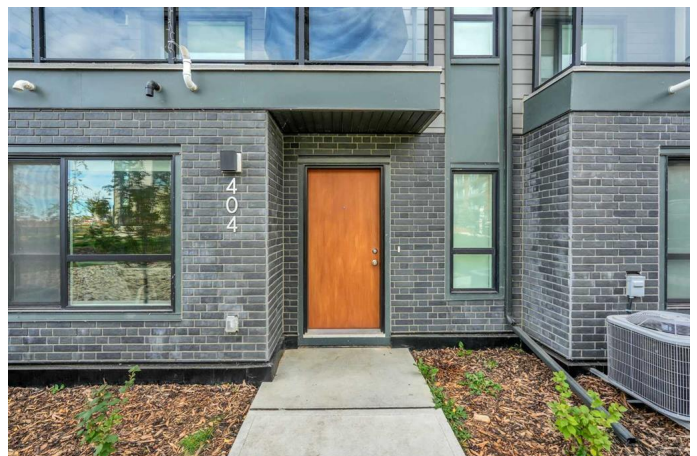
**\$529,999**

3 Bedroom, 3.00 Bathroom, 1,629 sqft

Residential on 0.03 Acres

Seton, Calgary, Alberta

Openhouse Saturday November 1st 2025, 10:00 a.m to Noon. 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          | \$529,999     |
| 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 | 26                |
| Zoning         | DC                |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.