

**20569 Seton Way SE**  
**Calgary, Alberta**

**MLS # A2136508**



**\$293,000**

<b>Division:</b>	Seton		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Townhouse		
<b>Size:</b>	520 sq.ft.	<b>Age:</b>	2022 (2 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Baseboard, Electric	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 108
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Welcome to this beautifully designed, eco-friendly townhouse, where style meets sustainability. This home is equipped with enhanced insulation and triple-pane windows, ensuring both comfort and energy efficiency. Say goodbye to high utility bills and hello to modern, environmentally conscious living. The interiors offer a clean and timeless design, providing a perfect backdrop for your personal touch. The thoughtful floor plan maximizes both space and natural light. With ample storage options, including a kitchen pantry, linen closet, and dual closets in the primary bedroom, staying organized has never been easier. Nestled in the vibrant Seton community, you'll love the convenience of having a movie theater, Dollarama, Superstore, top-notch restaurants, the YWCA, and the South Health Campus all within walking distance. If you're a dog owner, the off-leash park just across the street is perfect for your pet's daily playtime. Enjoy Saturday mornings on your front patio with a coffee in hand, and soak in the community vibe. The unit also includes an assigned parking stall (#85) for added convenience. Whether you're looking for a primary residence or an investment property, this vacant and ready-to-move-in home offers an unbeatable combination of comfort, convenience, and reduced environmental impact. Make it yours today!