

\$470,000 - 20531 Seton Way Se, Calgary

MLS® #A2245982

\$470,000

2 Bedroom, 3.00 Bathroom, 1,720 sqft
Residential on 0.25 Acres

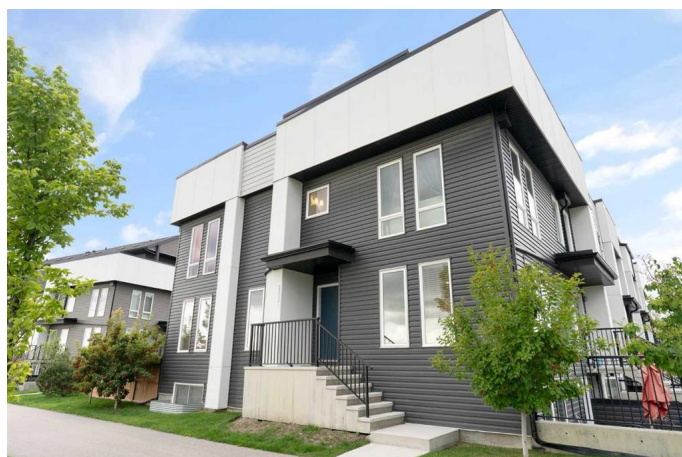
Seton, Calgary, Alberta

OPEN HOUSE Thursday, October 18th, 5:00 PM – 7:00 PM This beautifully finished end-unit townhome offers exceptional privacy, thoughtful design, and premium upgrades throughout. The kitchen features an extended island with a matching quartz backsplash, upgraded appliances, sleek under-cabinet lighting, and extra storage – perfect for everyday living or entertaining guests in style.

Two spacious primary bedrooms provide comfortable, private retreats, while the top-floor bonus room offers flexible space ideal for a home office or guest suite which is complete with a rough-in for a future wet bar that leads directly to your private wrap-around rooftop patio. It's the ultimate indoor-outdoor entertaining space with panoramic views and all-day sun. Central air conditioning ensures year-round comfort, and thoughtful design elements like hidden storage under the island maximize functionality without sacrificing aesthetics.

Enjoy breathtaking, unobstructed views of the surrounding parks from your expansive wrap-around rooftop patio – a perfect place to relax, entertain, or simply soak in the tranquility. The private fenced backyard adds an additional outdoor oasis, ideal for pets, children, or weekend gatherings with friends and family.

Additional highlights include a fully fenced



backyard, central air conditioning, and a stylish, low-maintenance design throughout. Plus, the condo board allows short-term rentals, offering incredible potential for Airbnb, VRBO, or flexible investment income.

Nestled in the heart of the sought-after community of Seton, this home offers convenient access to shopping, top-rated schools, a variety of restaurants, and the popular Seton YMCA. Nearby dog parks add to the appeal, and the South Health Campus is just minutes away, providing exceptional convenience in a vibrant, well-established neighborhood.

Built in 2021

Essential Information

MLS® #	A2245982
Price	\$470,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,720
Acres	0.25
Year Built	2021
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

Community Information

Address	20531 Seton Way Se
Subdivision	Seton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2L3

Amenities

Amenities	Snow Removal
Parking Spaces	1
Parking	Assigned, Stall

Interior

Interior Features	Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Recessed Lighting, Stone Counters, Vinyl Windows, Walk-In Closet(s), Tankless Hot Water
Appliances	Central Air Conditioner, Dishwasher, Dryer, Gas Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Basement	None

Exterior

Exterior Features	Balcony, BBQ gas line, Private Yard
Lot Description	Back Yard, Corner Lot, Lawn, Low Maintenance Landscape, Private
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 5th, 2025
Days on Market	45
Zoning	M-1
HOA Fees	430
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty
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