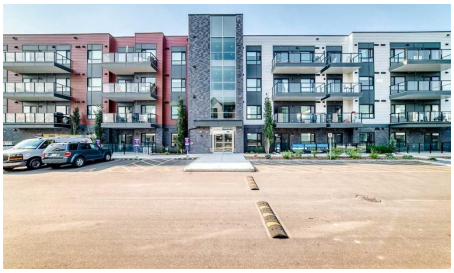
6301 20295 Seton Way SE

Calgary | Active | MLS® A2355389

$349,900









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2024**	**835.5 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Diamond Realty & Associates Ltd

A closer look

LOCATION, STYLE & CONVENIENCE - WELCOME TO SETON! Discover this beautifully maintained, move-in ready 2-bedroom, 2-bathroom condo featuring Cedarglen's highly desirable "H" floor plan, offering 835.5 sq. ft. RMS (899 sq. ft. builder size) of thoughtfully designed living space. Step inside to a bright, open-concept layout with 9-foot ceilings, upgraded luxury vinyl plank flooring throughout the main living areas, and comfortable carpeting in the bedrooms. The modern kitchen is sure to impress with quartz countertops, a spacious island, stainless steel appliances, an undermount sink, and a pantry, all overlooking the inviting living and dining areas. The generous primary bedroom features a walk-in closet and a private 4-piece ensuite with a double vanity. A second bedroom and full 4-piece bathroom offer an ideal arrangement for guests, roommates, or a home office. Step outside onto your LARGE PRIVATE BALCONY, complete with a glass railing and gas BBQ hookup-perfect for relaxing or entertaining. Additional conveniences include in-suite laundry, TITLED UNDERGROUND PARKING (#213), and an ASSIGNED STORAGE LOCKER (#23). This PET- AND RENTAL-FRIENDLY building is ideally located within walking distance of South Health Campus, the YMCA, Cineplex, shopping, restaurants, parks, and everyday essentials. Commuting is easy with nearby access to Deerfoot Trail, Stoney Trail, and public transit. Whether you're a FIRST-TIME BUYER, DOWNSIZER, or INVESTOR, this fantastic property delivers the perfect combination of comfort, functionality, and location. Don't miss this opportunity-BOOK YOUR PRIVATE SHOWING TODAY!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2355389
Bedrooms	2
Bathrooms	2
Year Built	2024
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit

Total Living Area:	835.5 sq. ft.
Main Level Finished Area:	835.5 sq. ft.
Condo Fee:	$369.95
Condo Fee Includes:	Common Area Maintenance, Heat, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
HOA Fee Frequency:	Annually
Front Exposure:	North
Unit Exposure:	North
Floor Location:	Other
Entry Level:	3
Stories Total:	4
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	5
Year built:	2024 (Age: 2)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	1
Plan:	2410969
Heating:	Baseboard, Electric
New Constr.:	No
Construction Material:	Brick, Composite Siding, Metal Siding, Wood Frame
Structure Type:	Low Rise (2-4 stories)

Ensuite:	Yes
Flooring:	Carpet, Vinyl Plank
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Titled, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
HOA Fee:	$430.00
Condo Fee Frequency:	Monthly
City Quadrant:	Southeast
Condo Name:	Z-name Not Listed
Community:	Seton
Amenities:	Elevator(s), Parking, Storage, Visitor Parking
Appliances:	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Inclusions:	none
Restrictions:	Board Approval, Pets Allowed
Pets Allowed:	Restrictions
Main Floor	Entrance · 6'8" × 4'11" ·
Main Floor	Laundry · 6'2" × 4'10" ·
Main Floor	Kitchen With Eating Area · 11'3" × 9' ·
Main Floor	Dining Room · 12'6" × 8'5" ·
Main Floor	Bedroom · 11'1" × 9'8" ·
Main Floor	Walk-In Closet · 4'10" × 4'9" ·

Main Floor	Living Room · 10'11" × 10'6" ·
Main Floor	Bedroom - Primary · 11'11" × 9'2" ·
Main Floor	Walk-In Closet · 8'3" × 6'2" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone SE
Zoning:	DC
Listed Date:	Oct 29, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/6301-20295-seton-way-se-calgary-a2355389/

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.