



109, 4150 Seton Drive SE
Calgary, Alberta

MLS # A2307052



\$359,900

Division:	Seton		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	846 sq.ft.	Age:	2020 (6 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Rubber	Condo Fee:	\$ 442
Basement:	None	LLD:	-
Exterior:	Brick, Composite Siding, Metal Siding , Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings		

Inclusions: Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Ceiling Fan(s)

This bright 2-bedroom, 2-bath corner unit offers TWO UNDERGROUND PARKING STALLS, 9 ft ceilings, an open-concept layout and extensive upgrades. The standout feature is the large patio with outstanding views overlooking the regional park. The contemporary kitchen features a stylish two-tone design, quartz countertops and stainless steel appliances. The spacious primary bedroom includes a walk-through closet and 4-piece ensuite, while the second bedroom, 4-piece bath and in-suite laundry are thoughtfully positioned on the opposite side of the unit for added privacy. Enjoy unmatched walkability with the world-class YMCA, South Health Campus, shopping, restaurants and cafes just minutes away. This pet-friendly complex includes titled underground parking and a leased storage locker, with the option to purchase additional underground stalls, subject to availability.