

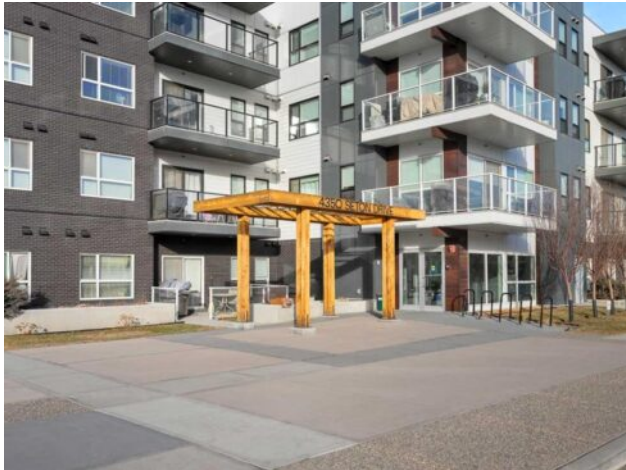


GRASSROOTS
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411, 4350 Seton Drive SE
Calgary, Alberta

MLS # A2318089



\$320,000

Division:	Seton		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	835 sq.ft.	Age:	2019 (7 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 422
Basement:	-	LLD:	-
Exterior:	Composite Siding	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: None

Perched on the TOP FLOOR in the sought-after community of Seton, this beautifully appointed two-bedroom, two-bathroom condominium offers the perfect combination of modern design, comfort, and convenience. Thoughtfully designed with contemporary finishes and an open-concept layout, this home is ideal for first-time buyers, professionals, downsizers, or investors seeking a low-maintenance lifestyle in one of Calgary's most dynamic neighbourhoods. Upon entering, you are welcomed by durable luxury vinyl flooring and impressive 9-foot ceilings that create a bright and spacious atmosphere throughout the home. The well-designed floor plan seamlessly connects the kitchen, dining area, and living room, providing an inviting setting for both everyday living and entertaining guests. The kitchen serves as the heart of the home and is beautifully finished with sleek quartz countertops, stainless steel appliances, ample cabinetry, and a spacious central island that offers additional workspace and seating. A convenient pantry provides valuable storage, helping keep the space organized and functional. The adjacent living room is filled with natural light and offers direct access to a private balcony overlooking a central park. This peaceful outdoor retreat is the perfect place to enjoy your morning coffee, unwind after a busy day, or simply take in the surrounding green space. The thoughtful layout continues with a generously sized laundry room that provides additional storage space rarely found in condominium living. A front entry closet complete with built-in metal closet rods further enhances the home's practicality and organization. The secondary bedroom is bright and versatile, featuring large windows that frame views of the park below. Whether utilized as a guest room, home office, hobby space, or additional bedroom, this room offers flexibility to suit a variety

of lifestyles. Nearby, the stylish four-piece main bathroom is finished with tiled flooring and quartz countertops, creating a polished and contemporary feel. The primary bedroom serves as a comfortable private retreat, featuring a large window that fills the space with natural light. The spacious walk-in closet provides excellent storage, while the elegant four-piece ensuite includes tiled flooring, a double vanity with quartz countertops, and quality finishes designed for everyday comfort. Living in Seton means enjoying one of Calgary's most exciting and amenity-rich communities. Residents have access to an incredible array of shopping, dining, entertainment, and recreational opportunities just minutes from home. The nearby South Health Campus, YMCA, public library, skating facilities, fitness centre, and numerous retail services create unmatched convenience for daily living. Families will appreciate the nearby schools and parks, while commuters benefit from quick access to Deerfoot Trail and Stoney Trail. Come and see what Seton has to offer - book your private showing today!