



GRASSROOTS
REALTY GROUP

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2201, 3700 Seton Avenue SE
Calgary, Alberta

MLS # A2320713



\$389,900

Division:	Seton		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	985 sq.ft.	Age:	2025 (1 yrs old)
Beds:	2	Baths:	2
Garage:	Secured, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 580
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)		

Inclusions: NA

Welcome to premium corner-unit living in the heart of Seton. Logel Homes proudly presents "The Atwood 3FS"—a professionally designed, nearly 1,000-square-foot corner retreat in the highly desirable Seton West Phase 2 development. This bright, open-concept home is flooded with natural light, anchored by expansive windows throughout. The chef-inspired kitchen features an extended center island illuminated by elegant pendant lights, perfect for casual dining and entertaining. It is flawlessly paired with premium 41-inch soft-close cabinetry, modern pot lighting, and upgraded stainless steel appliances—including a front-control range, a high-performance dishwasher, and a sleek chimney-style hood fan. Premium luxury vinyl plank flooring flows seamlessly through the entire unit, leading to two stylish bathrooms with upgraded designer tile. The secondary 4-piece bathroom offers a standard tub/shower setup and features a convenient cheater pocket door for smart, space-saving accessibility. Meanwhile, the primary ensuite boasts a spa-like, fully tiled walk-in shower, double vanity sink and ample storage. This exceptional unit comes fully loaded with a built-in air conditioning unit, a pre-installed wall-mounted TV package, a private storage locker, and a titled underground parking stall. Enjoy maximum everyday comfort thanks to Logel Homes' award-winning Energy Recovery Ventilation (ERV) system and industry-leading sound attenuation technology. The location offers an unparalleled lifestyle in Seton, widely celebrated as Calgary's premier "South Urban District." Designed with true walkability in mind, your front door connects directly to miles of scenic pathways perfect for walking or cycling. You are just steps away from a bustling retail hub featuring local coffee shops, grocery stores, trending restaurants, and boutique

shopping. With the world-class Brookfield Residential YMCA and the South Health Campus just minutes away, this unit delivers the ultimate mix of modern luxury and effortless community convenience!