



**3303, 3700 Seton Avenue SE
Calgary, Alberta**

MLS # A2321242



\$369,900

Division:	Seton		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	770 sq.ft.	Age:	2026 (0 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 450
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	MC-2
Foundation:	-	Utilities:	-
Features:	Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: NA

Welcome to modern urban living in the heart of Seton. Logel Homes proudly presents "The Young"—a beautifully upgraded, nearly 800-square-foot, 2-bedroom, 2-bathroom residence designed for maximum efficiency, style, and everyday comfort. This bright, open-concept home features premium luxury vinyl plank (LVP) flooring flowing seamlessly through the living areas, perfectly paired with upgraded designer tile in both bathrooms. The chef-inspired kitchen is a true standout, showcasing 41-inch upper cabinetry with a full-height riser that extends elegantly to the ceiling for a seamless, high-end look. This contemporary cabinetry is beautifully complemented by a striking upgraded kitchen backsplash, making the space as functional as it is visually impressive. Thoughtful upgrades extend throughout the entire unit, including upgraded plumbing fixtures and highly desirable heightened vanities in both bathrooms for added comfort. The primary suite serves as a private retreat, complete with an upgraded ensuite that's sure to impress. This exceptional unit comes fully loaded with premium features, including AC, a titled underground parking stall and one assigned storage unit. 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!