



**408, 4250 Seton Drive SE
Calgary, Alberta**

MLS # A2323553



\$425,000

Division:	Seton		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,065 sq.ft.	Age:	2019 (7 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 555
Basement:	-	LLD:	-
Exterior:	Composite Siding, Metal Siding , Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Storage, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this beautifully appointed corner-unit condo offering over 1,000 sq. ft. of stylish living space, soaring 9-foot ceilings, and an abundance of natural light. The open-concept design is perfect for both everyday living and entertaining, featuring a contemporary kitchen complete with granite countertops, stainless steel appliances, a spacious island with seating, and a convenient pantry for additional storage. The spacious primary retreat offers a large walk-in closet and a spa-inspired ensuite with dual sinks, granite countertops, and plenty of cabinet and drawer space. A well-sized second bedroom and full bathroom provide flexibility for guests, roommates, or a home office. One of the standout features of this home is the expansive wraparound balcony overlooking the green space, creating the perfect place to relax and enjoy your morning coffee or evening unwind. Even more exciting, the area behind the building is planned for a vibrant new park space that will add even more character, recreation, and community appeal to this already sought-after location. Located just steps from the heart of Seton, you'll love being within walking distance of trendy restaurants, local coffee shops, fitness facilities, shopping, entertainment, and everyday amenities. From the South Health Campus to the YMCA and everything in between, Seton offers one of Calgary's most dynamic and walkable urban lifestyles. Complete with two titled underground parking stalls and two separate storage lockers, this exceptional property combines comfort, convenience, and an unbeatable location.