



GRASSROOTS
REALTY GROUP

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212, 4150 Seton Drive SW
Calgary, Alberta

MLS # A2330907



\$459,000

Division:	Seton		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,166 sq.ft.	Age:	2019 (7 yrs old)
Beds:	3	Baths:	2
Garage:	Heated Garage, Side By Side, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 600
Basement:	None	LLD:	-
Exterior:	Brick, Cement Fiber Board, Metal Siding , Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to Seton Park Place 2. Overlooking a 16-acre City of Calgary Regional Park, step into this beautiful 1,166 sq ft condo and enjoy the open-concept living space with high, nine-foot ceilings and large windows. The custom designed kitchen has a generous island, a built-in crystal cabinet with serving counter, quartz countertops, stainless steel appliances and a walk-in pantry. Off the dining room are patio doors leading to a balcony with unobstructed views of the greenspace below, where the regional park is planned for development meaning this peaceful outlook is here to stay. The in-suite air-conditioning unit keeps the condo cool and comfortable in the summer months. The spacious primary bedroom features a 5-piece ensuite, a large walk-in closet and its own private balcony, also overlooking the park. The additional two bedrooms share a 3-piece bathroom. The unit comes with a washer and dryer in an oversized laundry room that provides additional storage. In the secure underground parkade, there are two side-by-side titled underground parking stalls and an assigned storage locker. Located two blocks directly south of South Health Campus, it is only a 5-minute walk to the world's largest YMCA, the Calgary Public Library and Joane Cardinal-Schubert High School. Built by award-winning Cedarglen Living, Seton Park Place 2 is close to neighborhood grocery stores, coffee shops, restaurants, movie theatres and professional services. With quick access to major roadways, public transit and the growing Seton Urban District, this is your opportunity to own a very special and unique home in the heart of Seton.