



GRASSROOTS
REALTY GROUP

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1409, 3700 Seton Avenue SE
Calgary, Alberta

MLS # A2332759



\$234,900

Division:	Seton		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	435 sq.ft.	Age:	2025 (1 yrs old)
Beds:	1	Baths:	1
Garage:	Parking Lot, Stall, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 260
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	MC-2
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: N/A

Welcome to this modern Top-floor 1-bedroom, 1-bathroom condo in the heart of vibrant Seton! Built in 2025, this bright and thoughtfully designed home offers stylish contemporary finishes and a functional open-concept layout, perfect for comfortable everyday living. Enjoy premium features including air conditioning, garburator, in-suite laundry, a dedicated surface parking stall, and a separate storage locker. Top-floor living means no neighbours above, providing added peace and privacy, while the private balcony offers open views—an ideal spot to relax and unwind. Located in one of Calgary's fastest-growing communities, this home is just steps from South Health Campus, the YMCA, Superstore, restaurants, banks, shopping, and a wide range of everyday amenities. Commuting is effortless with quick access to Deerfoot Trail and Stoney Trail. Whether you're a first-time home buyer, a busy professional, or an investor seeking a low-maintenance property in a thriving neighbourhood, this condo is an outstanding opportunity. For added confidence and peace of mind, the home is covered by the remaining new home warranty.