



GRASSROOTS
REALTY GROUP

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3309, 3700 Seton Avenue SE
Calgary, Alberta

MLS # A2348789



\$379,900

Division:	Seton		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	966 sq.ft.	Age:	2026 (0 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 570
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	C-2
Foundation:	-	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage		

Inclusions: NA

Welcome to premium urban living in the heart of Seton. Logel Homes proudly presents "The Atwood 3"—a meticulously upgraded 2-bedroom, 2-bathroom residence designed for effortless modern style and everyday comfort. This bright, open-concept home features premium luxury vinyl plank (LVP) flooring flowing seamlessly through the living spaces, flawlessly paired with upgraded designer tile in both bathrooms and refined, upgraded plumbing fixtures throughout. The chef-inspired white kitchen serves as the striking centerpiece, highlighting crisp microshaker cabinets with extended 41-inch uppers, an extended island, and brilliant under-cabinet lighting illuminating the upgraded backsplash. Designed for culinary enthusiasts, this space features a premium deluxe appliance package complete with a countertop 5-burner stove, a built-in oven, and a sleek custom hood fan. Thoughtful storage is maximized with deep pot drawers and additional kitchen cabinetry drawers. The primary suite is a true private retreat, featuring an upgraded ensuite with dual sinks, an added bank of drawers for optimal organization, a raised vanity, and a custom shower complete with a 10mm sliding glass door. On the opposite side of the home, the second bedroom features a space-saving pocket door that provides direct access to the main bathroom—equipped with its own raised vanity—creating a smart "cheater ensuite" layout ideal for guests or roommates. Located in Seton—widely celebrated as Calgary's premier "South Urban District"—you are just steps from scenic pathways, local coffee shops, grocery stores, trending restaurants, boutique shopping, the South Health Campus, and the world-class Brookfield Residential YMCA. This exceptional home delivers the ultimate mix of modern luxury and effortless community convenience! View the 3D

virtual tour for a better look!