



**GRASSROOTS**  
REALTY GROUP

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**302, 4150 Seton Drive SE  
Calgary, Alberta**

**MLS # A2213331**



**\$370,000**

<b>Division:</b>	Seton		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	858 sq.ft.	<b>Age:</b>	2020 (5 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 433
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Double Vanity, Kitchen Island, Open Floorplan, Walk-In Closet(s)		

**Inclusions:** Air Conditioner

This apartment has MORE than you were expecting!! 2 TITLED, underground parking stalls - side by side and near the elevator. 1 secured storage locker, bike storage AND 48-hour underground visitor parking! And that's just the basement. INSIDE this beautiful unit you'll love the south exposure with TONS of sunlight year round, a huge storage/mudroom/laundry room off the front entrance. Beautiful, timeless finishes. Extra storage in the kitchen under the end of the island, undermount GRANITE sink in the kitchen. A large south-facing patio with gas hook up for your BBQ, huge master walk-in closet with tons of hanging space and...wait for it...AIR CONDITIONING!! This apartment building is well run, in excellent condition and is in the ideal location. Walk to EVERYTHING! Restaurants, the movie theatre, South Health Campus, The YMCA and so much more! Getting out of Seton and onto Deerfoot/Stoney is EASY PEASY! You'll be well on your way in under 5 minutes. No going round and round the roundabouts like some other communities. Check out ALL the 2 bedroom and 2 bathroom units in the area, you'll agree this is the BEST deal is Seton! Let's go&nbsp;see&nbsp;it!