



GRASSROOTS
REALTY GROUP

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109, 4250 Seton Drive SE
Calgary, Alberta

MLS # A2221661



\$375,000

Division:	Seton		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	967 sq.ft.	Age:	2019 (6 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Tile, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 478
Basement:	-	LLD:	-
Exterior:	Composite Siding, Metal Frame, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Open Floorplan, See Remarks, Storage, Walk-In Closet(s)		

Inclusions: NA

Welcome to this beautiful 2-bedroom, 2-bathroom ground-floor corner unit in the vibrant, family-friendly community of Seton! Offering the perfect blend of style and convenience, this thoughtfully designed home welcomes you with a spacious foyer that opens into an open-concept living area ideal for everyday living and entertaining. The modern kitchen features stone countertops, a breakfast bar, and stainless steel appliances, seamlessly flowing into a bright and spacious living room. Large windows bring in plenty of natural light, creating a warm and inviting atmosphere. The primary bedroom is a peaceful retreat, complete with a walk-in closet and a 4-piece ensuite. A second generously sized bedroom and an additional 4-piece bathroom offer comfort and privacy for family or guests. Step outside to your private, south-facing patio, where you can enjoy outdoor living with easy access—perfect for BBQs, relaxing in the sun, or letting pets out with ease. Additional features include in-unit laundry, an underground parking stall, and a separate storage locker for added convenience. Located in the heart of Seton, you're just steps from a massive park, the Brookfield YMCA, Seton Gateway retail plaza, restaurants, grocery stores, and a VIP Cineplex movie theatre. Commuting is simple with quick access to Deerfoot Trail, Stoney Trail, and you're a short walk from the South Health Campus. Don't miss this incredible opportunity to own a bright and spacious ground-level home in one of Calgary's fastest-growing communities—book your showing today!