



GRASSROOTS
REALTY GROUP

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116, 4350 Seton Drive SE
Calgary, Alberta

MLS # A2226895



\$374,900

Division:	Seton		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	966 sq.ft.	Age:	2019 (6 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 478
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Double Vanity, Pantry, Quartz Counters		

Inclusions: N/A

Welcome to this beautifully upgraded main-floor condo in the heart of Seton! Offering 2 bedrooms, 2 full bathrooms, and over 965 sq. ft. of open-concept living space, this unit is perfect for first-time buyers, downsizers, or investors. Enjoy panoramic southeast views from the spacious wraparound balcony—ideal for morning coffee or evening relaxation. The modern kitchen features stylish two-tone cabinetry, quartz countertops, a designer tile backsplash, stainless steel appliances, and an oversized undermount sink. The bright dining area opens onto the balcony through large patio doors, while the generously sized living room is perfect for entertaining or unwinding at home. The primary suite includes a walk-in closet and a contemporary ensuite with double sinks and a large glass shower. A second bedroom, located on the opposite side of the unit for added privacy, is adjacent to the second full bathroom—ideal for guests or a home office setup. Additional features include in-suite laundry, secure underground parking, and a private storage locker. Enjoy the convenience of being steps from the South Health Campus, YMCA, restaurants, shopping, and public transit, with easy access to major roadways. Don't miss this opportunity to own a main-floor unit in one of Calgary's fastest-growing and most desirable communities!