

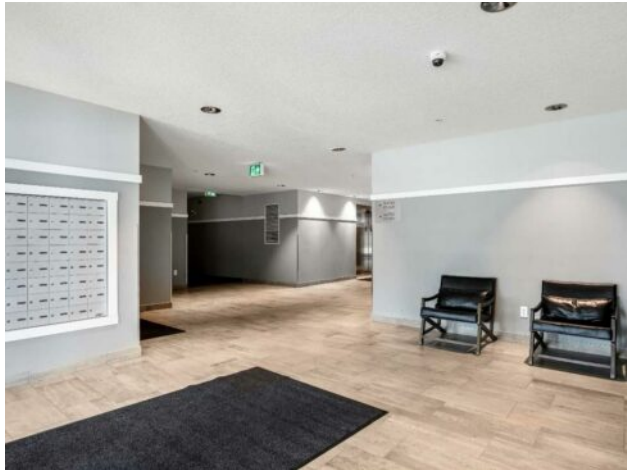


GRASSROOTS
REALTY GROUP

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**413, 4150 Seton Drive SE
Calgary, Alberta**

MLS # A2239332



\$389,900

Division:	Seton		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	845 sq.ft.	Age:	2019 (6 yrs old)
Beds:	2	Baths:	2
Garage:	Guest, Heated Garage, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 422
Basement:	-	LLD:	-
Exterior:	Cement Fiber Board, Metal Siding , Other, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)		
Inclusions:	NA		

Welcome to the desirable community of Seton!!! Amenities like the South Health Campus, YMCA, grocery stores, coffee shops, restaurants and public transit just steps away. Are you looking as a first time buyer, investment or retirement? This immaculate 2 bedroom+ 2 bathroom unit is move in ready. High ceilings with knock down ceiling feels very large and welcoming. Neutral decor throughout so you can add your touch of color in your accessories! Upon entering your unit there is a large laundry room to the left and has storage area and space for your coats and shoes. The large island is fabulous for entertaining and can seat up to 8 people! Neutral subway tile is a great accent for white cabinetry. The quartz countertops have a beautiful vein running through. Stainless steel appliances accent the kitchen. Luxury vinyl flooring throughout the main living area and the bedrooms have carpet. Both bathrooms have tile flooring. The living room is bright and cheery with tons of natural light from the patio doors. The balcony faces north onto the massive green space!!! Very quiet and peaceful out here to enjoy those summer BBQ's A large primary bedroom has a lovely 4 pce ensuite. Double sinks with quartz counter tops. Huge walk in shower and massive walk in closet. A girls dream closet!!! The 2nd bedroom is large and airy and is adjacent to the 4 pce bathroom. You have titled parking underground and a storage unit as well. This unit is ready and waiting for its new owner!!! Book your private viewing today.