



GRASSROOTS
REALTY GROUP

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104, 4250 Seton Drive SE
Calgary, Alberta

MLS # A2239792



\$359,900

Division:	Seton		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	841 sq.ft.	Age:	2019 (6 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	\$ 433
Basement:	-	LLD:	-
Exterior:	Composite Siding, Concrete, Metal Siding , Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Closet Organizers		

Inclusions:	Closet in second bedroom
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Welcome to this beautifully maintained and thoughtfully upgraded 2-bedroom, 2-bathroom ground-floor unit in the award-winning community of Seton. Located in Seton Park Place II—the smallest and quietest building in this three-building complex—this home offers direct access to a large city park and is perfectly situated on the peaceful side of the building. Inside, the unit features a smart, space-efficient layout with 9’ knock-down ceilings, large windows for abundant natural light, and a modern open-concept living area. The kitchen is equipped with stainless steel appliances, Quartz countertops, tall upper cabinets, and contemporary lighting. Upgrades include luxury vinyl plank flooring throughout (with no transition sills), air conditioning, additional cabinets under the island, a granite sink, and drawers in the bathroom vanities. A custom closet organizer in the primary suite matches the unit’s cabinetry, and the patio includes a gate for private exterior access. A standout feature is the two titled, adjacent parking stalls—a rare and valuable bonus. Entry is available through both the main building entrance and your private patio door, which offers lockable access from outside. Seton is Calgary’s premier urban community, home to the South Calgary Health Campus, two grocery stores, a movie theatre, restaurants, retail shops, a hotel, and commercial services. Enjoy extensive green spaces, walking/bike paths, a dog park, and excellent connectivity via Stoney and Deerfoot Trails. You'll be just steps from the world’s largest YMCA, the public library, a new public high school, and the upcoming Green Line LRT. Offering the perfect blend of urban convenience and suburban comfort, this home is a must-see for anyone looking to live in Calgary’s new downtown.