

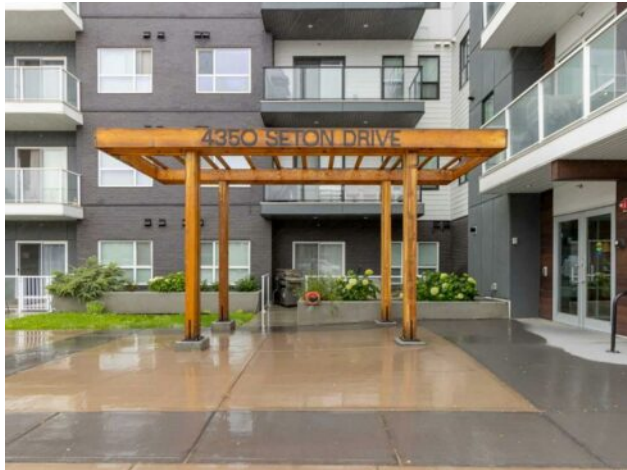


GRASSROOTS
REALTY GROUP

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421, 4350 Seton Drive SE
Calgary, Alberta

MLS # A2240129



\$329,900

Division:	Seton		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	624 sq.ft.	Age:	2019 (6 yrs old)
Beds:	2	Baths:	1
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Boiler, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	\$ 322
Basement:	-	LLD:	-
Exterior:	Composite Siding, Metal Siding , Mixed, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage		

Inclusions: None

Discover modern urban living in this sleek, open-concept two-bedroom, one-bathroom condominium nestled in Calgary's vibrant Seton community—an ideal first-time buyer's haven that pairs contemporary design with everyday convenience. From the moment you enter, you'll appreciate the seamless flow of living, dining, and kitchen spaces, all bathed in natural light from floor-to-ceiling windows and accentuated by elegant plank-style flooring. The chef's kitchen is a sophisticated focal point, featuring expansive quartz countertops that crown the oversized island—perfect for meal prep, casual dining, or entertaining friends. Under modern pendant lighting, pristine white flat-panel cabinetry frames stainless-steel appliances, while a sleek subway-tile backsplash adds subtle texture. With ample storage, soft-close drawers, and a deep under-mount sink, this culinary workspace truly delivers on both form and function. Flowing effortlessly from the kitchen, the living area invites you to relax or host at home. Slide the glass doors open to your private balcony—complete with a built-in gas hookup ready for summer barbecues—and take in views of the surrounding neighbourhood. This outdoor extension enhances the sense of spaciousness, creating an al fresco retreat for morning coffee or evening sunsets. Retreat to two generously proportioned bedrooms, each offering plush carpeting, neutral-tone walls, and large closets for organizational ease. The primary suite easily accommodates a queen-size bed, while the secondary bedroom provides versatile space for guests, a home office, or creative hobby use. Pamper yourself in the spa-inspired bathroom, where a subway-tile tub surround meets a single-slab quartz vanity and contemporary fixtures. A frameless mirror and LED task lighting complete this modern oasis, making your

daily routine feel effortlessly luxurious. Practicality is built in: enjoy the convenience of an in-suite laundry closet—equipped with a stackable Samsung washer and dryer and integrated shelving—and rest assured with controlled-access entry, well-lit hallways, and an energy-efficient design highlighted by low-emissivity windows and LED lighting throughout. A titled underground parking stall and private storage locker provide secure space for your vehicle and seasonal gear. Situated in the heart of Seton, this condo places daily essentials at your doorstep. Wander to Seton Market for fresh produce and specialty shops, or embrace active living at the nearby YMCA—offering fitness classes, a swimming pool, and community programs. Outdoor enthusiasts will love the network of scenic parks and pathways weaving through the neighbourhood, perfect for cycling, jogging, or leisurely strolls. Commuters benefit from nearby bus stops and transit routes that deliver swift connections to downtown Calgary and beyond, while South Health Campus is just moments away for all your healthcare needs. Built with sustainability in mind, this residence features water-saving fixtures and en