



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

217, 4350 Seton Drive SE
Calgary, Alberta

MLS # A2247858



\$255,000

Division:	Seton		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	580 sq.ft.	Age:	2019 (6 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 289
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding, Concrete	Zoning:	SR
Foundation:	-	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, Quartz Counters		

Inclusions: NA

Welcome home to this beautiful condo in the popular & convenient community of Seton! This contemporary 1-bedroom, 1-bathroom unit features a well appointed kitchen with stainless steel appliances, gleaming quartz counters and a huge island with space for seating, a dedicated pantry, tall kitchen cupboards and hanging pendant lights. You will love the open concept living as the eat-in kitchen connects you to the spacious living room making entertaining guests a pleasure. There is also a private south-facing balcony which brings in lots of natural light. The generous sized bedroom also has a walk-in closet. Directly across from the bedroom is a lovely 4-pc bathroom. You will also have the convenience of a large in-suite laundry room with tons of additional storage. One underground titled parking is included along with a separate storage room also located underground. This building is PET FRIENDLY with board approval. Seton offers many amenities including Calgary's newest hospital, the South Health Campus, Calgary Public Library & the world's largest YMCA. Other amenities include restaurants, grocery stores, schools, Cineplex and community parks! Do not miss your chance to make this gorgeous condo in an ideal location your next home!