



**GRASSROOTS**  
REALTY GROUP

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

401, 4350 Seton Drive SE  
Calgary, Alberta

MLS # A2263515



**\$399,900**

|           |                                    |        |                  |
|-----------|------------------------------------|--------|------------------|
| Division: | Seton                              |        |                  |
| Type:     | Residential/Low Rise (2-4 stories) |        |                  |
| Style:    | Apartment-Single Level Unit        |        |                  |
| Size:     | 1,020 sq.ft.                       | Age:   | 2019 (6 yrs old) |
| Beds:     | 3                                  | Baths: | 2                |
| Garage:   | Underground                        |        |                  |
| Lot Size: | -                                  |        |                  |
| Lot Feat: | -                                  |        |                  |

|             |                                                                                           |            |        |
|-------------|-------------------------------------------------------------------------------------------|------------|--------|
| Heating:    | Forced Air                                                                                | Water:     | -      |
| Floors:     | Tile, Vinyl Plank                                                                         | Sewer:     | -      |
| Roof:       | -                                                                                         | Condo Fee: | \$ 522 |
| Basement:   | -                                                                                         | LLD:       | -      |
| Exterior:   | Vinyl Siding, Wood Frame                                                                  | Zoning:    | DC     |
| Foundation: | -                                                                                         | Utilities: | -      |
| Features:   | Double Vanity, Kitchen Island, Open Floorplan, Stone Counters, Storage, Walk-In Closet(s) |            |        |

|             |     |
|-------------|-----|
| Inclusions: | N/A |
|-------------|-----|

Welcome to your new home in the heart of Calgary’s vibrant Seton community! This stylish top-floor unit 401 at 4350 Seton Drive SE offers the perfect blend of space, modern finishes, and convenience. Featuring 3 spacious bedrooms and 2 full bathrooms, this home is ideal for families, professionals, or anyone looking to enjoy maintenance-free living with a touch of luxury. The open-concept layout is enhanced by large center island, luxury vinyl plank flooring, and large windows that flood the space with natural light. The contemporary kitchen boasts stainless steel appliances, quartz countertops, a generous island for entertaining, and plenty of cabinet space. Step out onto your private balcony and enjoy peaceful top-floor views. Additional highlights include: 2 titled underground parking stalls, in-suite laundry, secure storage locker, pet-friendly building. Located just steps from the South Health Campus, world-class YMCA, and a wide range of shopping and dining options, this home offers exceptional lifestyle convenience. With easy access to Stoney Trail and Deerfoot Trail, getting around the city is quick and simple. Don’t miss this rare opportunity to own a premium top-floor unit in one of Calgary’s most exciting communities. Book your private showing today!