



GRASSROOTS
REALTY GROUP

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**1410, 3700 Seton Avenue SE
Calgary, Alberta**

MLS # A2276032



\$299,999

Division:	Seton		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	585 sq.ft.	Age:	2025 (1 yrs old)
Beds:	2	Baths:	1
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 334
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	MC2
Foundation:	-	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry		

Inclusions: N/A

START 2026 IN STYLE! This BRAND NEW, NEVER LIVED IN TOP FLOOR home by Logel Homes is located in Seton West Phase 2, a rare phase with only three buildings, offering a quieter and more exclusive community setting. This thoughtfully designed home features A/C, underground parking, TWO ELEVATORS in the building for added convenience, and carpet free living throughout, complemented by over \$17,000 in builder upgrades and the added peace of mind of a first year builder warranty. Upgrades include an enhanced kitchen with upgraded cabinetry, lighting, and a gourmet stove, luxury vinyl plank flooring throughout the home, as well as upgraded bathroom fixtures and tile work. One of the most hard to find features in condo living is this home's top floor position with an open field view, offering a sense of space and privacy that truly sets it apart from surrounding developments. Seton is home to the South Health Campus, the Seton YMCA, Cineplex, Superstore, Save On Foods, and a growing mix of shops and everyday services. With everything you need close by, and convenient access to major routes, this location offers both comfort and connectivity. Never lived in, top floor, open field view, underground parking, and flexible possession available. This home won't last long. Contact your favourite Realtor today to book a viewing, or make it yours.