



**GRASSROOTS**  
REALTY GROUP

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

1317, 3700 Seton Avenue SE  
Calgary, Alberta

MLS # A2279255



**\$339,900**

Division:	Seton		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	698 sq.ft.	Age:	2025 (1 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt/Gravel	Condo Fee:	\$ 410
Basement:	-	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	MC-2
Foundation:	-	Utilities:	-
Features:	Elevator		

Inclusions: None

The Findlay 2 offers a well-designed living space with quality standard features for comfort and convenience. This home includes 41" upper cabinetry, quartz countertops, and ceramic tile flooring in the bathroom, with vinyl plank flooring throughout the rest of the home. With 9-foot ceilings, the interior feels open and functional. A west-facing balcony provides a private outdoor space. The full stainless steel appliance package adds a modern touch. A titled, heated underground parking stall with additional storage is included for added convenience. Conveniently located within walking distance to shopping, the YMCA, and South Campus Hospital.