



**406, 4350 Seton Drive SE
Calgary, Alberta**

MLS # A2279954



\$459,900

Division:	Seton		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,187 sq.ft.	Age:	2019 (7 yrs old)
Beds:	3	Baths:	2
Garage:	Heated Garage, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 611
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

TOP-FLOOR LUXURY WITH BALCONY RETREATS. Lots of amazing things ,just come and see. Discover elevated living in this stunning top-floor condo in CedarGlen Living at Seton Park II. Offering nearly 1,200 sq. ft., this beautifully designed home features 3 bedrooms, 2 full bathrooms, two inviting balconies, and air conditioning—perfect for relaxing while enjoying views of the surrounding green space. The chef-inspired kitchen is the heart of the home, showcasing full-height cabinetry, quartz countertops, upgraded stainless steel appliances, a built-in oven and microwave, apron-front sink, sit-up island, and a spacious pantry. The open-concept dining and living areas feel bright and spacious with ‘ ceilings, luxury vinyl plank flooring, and modern roller blinds. The primary retreat offers a peaceful escape with a walk-in closet, spa-like ensuite featuring dual sinks, quartz counters, walk-in shower, heated toilet seat, and private balcony access. Two additional bedrooms share a stylish 4-piece bathroom, while a large laundry room with extra storage adds everyday convenience. Additional highlights include: 2 titled underground parking stalls Leased storage locker Air conditioning Pet-friendly building (board approval) Low condo fees and no HOA fees Ideally located steps from South Health Campus, the YMCA, library, Gateway Retail District, and the future Seton Regional Park (opening 2028). This is a rare opportunity to own a luxurious top-floor home in one of Calgary’s most vibrant and fast-growing urban communities.