



**GRASSROOTS**  
REALTY GROUP

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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** Discover elevated living in this top-floor CedarGlen Living Seton Park II condo. Nearly 1,200 sq. ft. with 3 bedrooms, 2 full baths, two inviting balconies, and air conditioning—perfect for relaxing and enjoying the surrounding green space. The chef-inspired kitchen features full-height cabinetry, quartz counters, upgraded stainless steel appliances, built-in oven & microwave, apron sink, sit-up island, and spacious pantry. Open-concept dining and living areas are bright and airy, with 9’ ceilings, luxury vinyl plank flooring, and roller blinds. The primary retreat includes a walk-in closet, spa-like ensuite with dual sinks, quartz counters, walk-in shower, and heated toilet seat, plus private balcony access. Two additional bedrooms share a stylish 4-piece bath, and a large laundry room offers extra storage. Highlights: 2 titled underground parking stalls, leased storage locker, air conditioning, pet-friendly (board approval), low condo fees, no HOA fees. Steps from South Health Campus, YMCA, library, Gateway Retail, and future Seton Regional Park (2028). A rare opportunity to own a luxury top-floor home in Calgary’s most vibrant urban community.