



**GRASSROOTS**  
REALTY GROUP

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2111, 3700 Seton Avenue SE  
Calgary, Alberta

MLS # A2280120



**\$239,900**

Division:	Seton		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	495 sq.ft.	Age:	2025 (1 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 305
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	MC-2
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: N/A

Welcome to the Carr 2 by Logel Homes, one of the builder's most popular and competitively priced floor plans. This beautifully designed home showcases a modern exterior finished with premium fibre cement siding that is hail-resistant and sound-dampening for added durability and comfort. Inside, enjoy 9' knockdown ceilings, recessed lighting, and luxury vinyl plank flooring throughout the main living areas, complemented by plush carpeted bedrooms. The thoughtfully designed kitchen features maple dovetail cabinetry with soft-close doors and drawers, quartz countertops, a classic subway tile backsplash, and stainless steel appliances, including a refrigerator, smooth-top self-cleaning range, and over-the-range microwave with built-in hood fan. Quartz countertops continue into the bathrooms, and a stacked washer and dryer add everyday convenience. This home also includes a tiled surface parking stall and is backed by the Alberta New Home Warranty for peace of mind. Ideally located near South Health Campus Hospital, the YMCA, and a wide array of shopping and dining options, the Carr 2 offers modern style, thoughtful design, and exceptional value. Enjoy outdoor living on the west-facing patio with a natural gas BBQ hookup—perfect for evening sunsets