



**410, 4250 Seton Drive SE
Calgary, Alberta**

MLS # A2287446



\$439,900

Division:	Seton		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,168 sq.ft.	Age:	2019 (7 yrs old)
Beds:	3	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Membrane	Condo Fee:	\$ 589
Basement:	-	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	NA		

Discover elevated living in this exceptional top-floor residence by CedarGlen Living in Seton Park II. Offering nearly 1,200 sq. ft. of thoughtfully designed space, this rare 3-bedroom, 2-bathroom condo blends comfort, style, and convenience in one of Calgary's most vibrant urban communities. Enjoy two south-facing private balconies — perfect for morning coffee, evening unwinding, or soaking in the sunshine — along with the added comfort of air conditioning in the living room for warm summer days. The chef-inspired kitchen is truly the heart of the home, featuring full-height cabinetry, quartz countertops, upgraded stainless steel appliances, a built-in oven, microwave, large sink, spacious pantry, and a generous sit-up island ideal for entertaining. The open-concept dining and living areas are bright and inviting, highlighted by 9' ceilings, luxury vinyl plank flooring, and modern window coverings. The primary suite is a private retreat, complete with a walk-in closet, direct balcony access, and a beautifully appointed ensuite showcasing dual sinks, quartz counters, and a walk-in shower. Two additional bedrooms share a stylish 4-piece bathroom, while the generously sized laundry room offers excellent additional storage. Additional highlights include one titled underground parking stall, an assigned storage locker, a pet-friendly building (with board approval), and no HOA fees. Located just steps from the South Health Campus, YMCA, public library, Gateway Retail District, restaurants, and everyday amenities — plus the future Seton Regional Park (anticipated 2028) — this home offers the perfect blend of modern comfort and unbeatable convenience. A rare opportunity to own a spacious, sun-filled, top-floor condo in the heart of Seton.