



**209, 4250 Seton Drive SE  
Calgary, Alberta**

**MLS # A2291492**



**\$379,000**

<b>Division:</b>	Seton		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	968 sq.ft.	<b>Age:</b>	2019 (7 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 498
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Masonite, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters		

**Inclusions:** Water filter system

Welcome to this stunning SOUTH-FACING CORNER unit on the second floor, offering exceptional natural light from morning to evening. This modern, beautifully maintained home features a bright open-concept layout with 9' ceilings, triple-pane windows, and durable vinyl plank flooring throughout. The stylish kitchen is the heart of the home, highlighted by a gorgeous oversized island, quartz countertops, stainless steel appliances, and a pantry, making it perfect for both everyday living and entertaining. The spacious primary bedroom includes a walk-in closet and private 4-piece ensuite, while the second bedroom and additional 4-piece bathroom provide comfortable space for guests, family, or a home office. You'll also appreciate the convenience of in-suite laundry with additional storage. Step outside to the WRAP-AROUND balcony with a gas BBQ hookup, ideal for relaxing or hosting summer gatherings. This unit comes with TWO TITLED SIDE-BY-SIDE underground heated parking stalls (#329 & #330) located close to the elevators, plus one assigned storage locker (#120) for extra storage. The location is unbeatable—steps to the world's largest YMCA, Calgary Public Library, VIP Cinema, and South Health Campus, with walking distance to bus stops, schools, parks, playgrounds, and extensive walking and biking pathways. Pet owners will love the nearby green space and off-leash dog park just minutes away. Plus, enjoy the future convenience and value of being just steps from the upcoming Green Line LRT. Modern design, unbeatable location, and exceptional value—this home truly has it all. Don't miss your chance to make it yours!