



GRASSROOTS
REALTY GROUP

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**116, 4350 Seton Drive SE
Calgary, Alberta**

MLS # A2304236



\$354,900

Division:	Seton		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	966 sq.ft.	Age:	2019 (7 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 478
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Double Vanity, Pantry, Quartz Counters		

Inclusions: N/A

Welcome to this beautifully appointed main-floor unit in the heart of Seton! This 2-bedroom, 2-bathroom condo offers an open-concept layout with over 965 sq. ft. of functional living space. The spacious wraparound balcony offers fantastic southeast views—perfect for morning sun and evening relaxation. The upgraded kitchen features premium two-tone cabinetry, quartz countertops, a stylish tile backsplash, stainless steel appliances, and an oversized undermount sink. The dining area opens directly onto the balcony through large patio doors, and the living room offers plenty of space for entertaining or relaxing. The primary bedroom includes a generous walk-in closet and a modern ensuite with double sinks and a large glass shower. The second bedroom is ideally positioned on the opposite side of the unit for privacy and is adjacent to the second full bathroom. Additional highlights include in-suite laundry, and an underground parking. Located just steps from South Health Campus, YMCA, Brookfield Residential Community Centre, restaurants, and retail. Quick access to transit, parks, and major roadways. Don't miss this opportunity to own a main-floor unit in one of Calgary's fastest-growing communities!