



**102, 4350 Seton Drive SE
Calgary, Alberta**

MLS # A2149325



\$384,900

Division:	Seton		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	851 sq.ft.	Age:	2019 (5 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Flat	Condo Fee:	\$ 399
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: N/A

Best Priced 2 Bedroom, 2 Bath in Seton! Welcome to the heart of Seton, Calgary's vibrant new downtown! This sensational apartment is an ideal opportunity for first-time home buyers and savvy investors alike. Perfectly situated within walking distance of the South Health Campus, the world's largest YMCA, and a variety of trendy shopping and dining destinations, this unit offers unbeatable convenience and excitement. Step into this stunning freshly painted main-level, two-bedroom, two-bathroom apartment and prepare to be impressed. The kitchen is a bright and inviting space, featuring a sleek stainless-steel appliance package, ample cabinetry, a generous kitchen island with a breakfast bar, and a convenient pantry. The primary bedroom is a luxurious retreat, complete with a spacious walk-in closet and an opulent four-piece ensuite bathroom boasting a large vanity with double sinks. The cleverly designed layout places the second bedroom next to the main four-piece bathroom and across the living room from the primary bedroom, ensuring maximum privacy—perfect for roommates or potential tenants! The living room is a sunlit sanctuary, with abundant natural light streaming in and easy access to the south-facing patio through a glass sliding door. Additional highlights of this fabulous unit include a spacious laundry/storage room and an underground titled parking space. Plus, you'll love the exceptional accessibility to public transportation. Don't miss this incredible opportunity! Whether you're a first-time home buyer looking for the perfect place to call your own or an investor seeking a highly desirable rental property, this apartment has it all. Book your showing today and take the first step toward securing this fantastic investment!