



**307, 4350 Seton Drive SE
Calgary, Alberta**

MLS # A2156661



\$385,000

Division:	Seton		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	835 sq.ft.	Age:	2019 (5 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 399
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Kitchen Island, Stone Counters		

Inclusions: n/a

HOLD UP! You're looking for an awesome apartment close to everything you could need at a great price with low condo fees, and this is it! This spacious unit has a great open floor plan with 2 bedrooms and 2 full bathrooms. The primary bedroom has a walk-in closet with private ensuite bathroom, and is separated from the other bedroom by the large and bright living room enhancing the privacy of each room. The balcony off the living room adds to the living space as you enjoy the generous outdoor space through sliding patio doors, with unobstructed views of the large park greenspace you back onto. This space is eventually to be transformed with walking paths and landscape features. There is a stunning kitchen with wood grain cabinets and a massive quartz topped island featuring eating bar section, perfect for entertaining or preparing meals. The unit has in-suite laundry and a titled underground parking stall. There is also visitor parking underground, bike storage and your own assigned storage locker. This building is a short walk to groceries, shopping, restaurants, movie theater, banking, hospital, schools, the giant YMCA fitness and aquatic centre - in the heart of Seton you have it all. You're also close to parks and greenspaces, including the one you'll enjoy from your balcony. Quick access to public transit, Deerfoot and Stoney Trails make it easy to start your commute. This makes it a convenient and affordable home!