



GRASSROOTS
REALTY GROUP

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402, 4150 Seton Drive SE
Calgary, Alberta

MLS # A2176463



\$440,000

Division:	Seton		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	857 sq.ft.	Age:	2020 (4 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 433
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Walk-In Closet(s)		

Inclusions: A/C Wall Unit

Welcome to this stunning top-floor 2-bedroom, 2-bathroom condo that truly has it all! This south-facing unit is flooded with natural light and features AC, 2 parking stalls, tons of upgrades and even your own storage unit. You'll immediately be greeted by the expansive kitchen, complete with waterfall countertops, ceiling-height cabinets and a built-in wine rack. Enjoy the convenience of a deep oversized sink with an upgraded faucet and a pull-out garbage bin. With no detail missed, this open-concept floor plan has vinyl plank flooring throughout and both bathrooms are finished with tile flooring. Relax in the large living room, perfect for unwinding after a long day while enjoying the lovely views from the top floor. Retreat to the spacious primary bedroom, which boasts a luxurious ensuite featuring a double vanity, elegant herringbone tile extending to the ceiling, upgraded shelving and pull-out drawers for ample storage. The ensuite seamlessly flows into a roomy walk-in closet. The generously sized second bedroom offers versatility for guests, a home office or a cozy den and is conveniently located near the second bathroom, which also features herringbone tile to the ceiling, adding a spa-like feel. Benefit from a well-sized laundry room and an expansive patio equipped with a gas hookup for your BBQ—ideal for entertaining guests. This unit includes two heated underground parking stalls, a dedicated storage unit and bike storage for added convenience. Located just a short walk from South Health Campus Hospital, the world's largest YMCA, Cineplex Cinemas, shopping, a dog park and Joane Cardinal-Schubert High School, this home offers exceptional convenience. With easy access to Deerfoot Trail for quick commutes, this condo is a must-see and shows like new!

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