



GRASSROOTS
REALTY GROUP

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113, 4150 Seton Drive SE
Calgary, Alberta

MLS # A2176627



\$397,900

Division:	Seton		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	845 sq.ft.	Age:	2020 (4 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Attached, Driveway, Heated Garage, Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 410
Basement:	-	LLD:	-
Exterior:	Composite Siding	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Double Vanity, Elevator, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage		

Inclusions: 2 FOBS

****Open House 10am to 11am Saturday November 2, 2024**** This stunning condo, nestled in the vibrant southeast community of Seton, blends modern luxury with an active urban lifestyle. Awash in natural light from expansive windows, this spacious unit with soaring nine-foot ceilings offers breathtaking views of a sprawling park, the nearby library, YMCA, and even a glimpse of the mountains. Designed for optimal living, the unit features two generously-sized bedrooms and two full bathrooms, perfectly located near Seton's dynamic amenities, including the YMCA, South Health Campus, and a variety of shops and dining spots. The elegant white kitchen showcases a sleek breakfast bar, polished stone countertops, and high-end stainless steel appliances. The refrigerator includes an ice maker, while the convection stove has an advanced air-fry feature. A microwave hood fan and dishwasher complete this efficient and stylish kitchen layout, and the breakfast bar comfortably seats three. Adjacent to the dining area, patio doors lead to a spacious 121 sq. ft. L-shaped balcony with glass railings, seamlessly blending indoor and outdoor spaces. The primary bedroom features a walk-through closet connecting to a private three-piece ensuite, while the second bedroom—strategically positioned for privacy—is adjacent to a luxurious four-piece main bathroom. A single-zone mini-split air conditioning system maintains comfort year-round. The unit's neutral, serene color palette is complemented by premium luxury vinyl plank flooring throughout the main living areas, with plush carpets adding comfort in the bedrooms. With the added advantage of two titled parking stalls, a dedicated storage locker, and bike storage, this exceptional home is a rare find in an ideal location. Seize the opportunity to make this impressive condo your own!

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