



**306, 4150 Seton Drive SE
Calgary, Alberta**

MLS # A2186322



\$474,900

Division:	Seton		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	1,201 sq.ft.	Age:	2020 (5 yrs old)
Beds:	3	Baths:	2
Garage:	Stall, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 600
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		

Inclusions: Closets in laundry room non-negotiable, Dishwasher, Dryer, Built-in Oven, Induction Cooktop, Built-in Microwave, Refrigerator, Window Coverings

Welcome to this beautifully upgraded 3-bedroom condo located in the vibrant and highly sought-after community of Seton. Designed with both style and functionality in mind, this home features upgraded carpet in the bedrooms and modern vinyl plank flooring throughout the main living areas. The gourmet kitchen is a chef’s dream, boasting stainless steel appliances, including a built-in oven, induction cooktop, and built-in microwave. A large island with a breakfast nook provides additional seating and overlooks the spacious living and dining rooms, creating the perfect space for entertaining. From the living room, step out onto your private deck, ideal for summer BBQs or relaxing evenings. The primary bedroom is a true retreat, featuring a luxurious 4-piece ensuite with a double vanity, a walk-in closet, and access to a SECOND PRIVATE balcony. Two additional generously sized bedrooms share a stylish 4-piece bathroom, making this condo ideal for families or guests. A large laundry room with built-in shelving ensures ample storage and convenience. The unit is also ROUGHED IN FOR AIR CONDITIONING, and reinforced ceiling lights in the bedrooms and living room allow for future ceiling fan installations. Completing this incredible package are TWO TITLED parking spots and an assigned storage unit. Located just a short walk from South Health Campus Hospital, the YMCA, Cineplex Cinemas, shopping, a dog park, and Joane Cardinal-Schubert High School, this condo offers the perfect blend of comfort, convenience, and community. Don’t miss your chance to see this one today. You won’t be disappointed.