



GRASSROOTS
REALTY GROUP

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421, 4150 Seton Drive SE
Calgary, Alberta

MLS # A2193128



\$319,900

Division:	Seton		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Low-Rise (1-4)		
Size:	619 sq.ft.	Age:	2020 (5 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Membrane	Condo Fee:	\$ 322
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Granite Counters, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Vinyl Windows		

Inclusions: N/A

Step into this modern 2-beds, 1-bath condo and feel instantly at home. Whether you're a first-time buyer or a savvy investor, this thoughtfully designed space offers 619.11 sq. ft. (RMS) / 694 sq. ft. (builder size) of stylish living. Mornings start in the sleek white kitchen, where quartz countertops, full-height cabinetry, an upgraded bank of drawers, and a stainless steel appliances + upgraded fridge with a water dispenser, make meal prep a breeze. The open-concept living area is bathed in natural light from the south-facing windows & balcony, while 9 ft ceilings and luxury vinyl plank flooring add a touch of sophistication. And on hot summer days? Your upgraded built-in A/C keeps things cool and comfortable. Both bedrooms are spacious and versatile—perfect for a guest room, office, or roommate setup. The enormous 4pc bathroom showcases ample counter space, an upgraded bank of drawers, and versatile tub & shower combo. Enjoy the convenience of in-suite laundry, 1 titled underground parking, and leased storage locker, all within a pet-friendly (with restrictions) complex in the heart of amenity-rich Seton. With shopping, dining, green spaces, and the South Health Campus Hospital just steps away, everything you need is within reach. This isn't just a home—it's a lifestyle. Don't wait to buy real estate—buy real estate and wait!