



**421, 4150 Seton Drive SE  
Calgary, Alberta**

**MLS # A2193128**



**\$329,900**

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

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Membrane	<b>Condo Fee:</b>	\$ 322
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	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!