



GRASSROOTS
REALTY GROUP

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222, 4150 Seton Drive SE
Calgary, Alberta

MLS # A2195684



\$370,000

Division:	Seton		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	840 sq.ft.	Age:	2020 (5 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 433
Basement:	-	LLD:	-
Exterior:	Other	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Double Vanity, Open Floorplan, Pantry, See Remarks, Storage, Walk-In Closet(s)		

Inclusions: NA

2 BED | 2 BATH | 2 TITLED UNDERGROUND STALLS | UPGRADED THROUGHOUT Welcome to Seton & Calgary's vibrant urban district packed with next-level amenities and unbeatable access. Just an 8-minute walk to the world's largest YMCA, and minutes from the state-of-the-art South Health Campus. You'll also enjoy proximity to a modern library, Cineplex VIP Theatre, Superstore, high school, and an ever-growing mix of shops, restaurants, and services. Easy access to both Deerfoot and Stoney Trail makes commuting a breeze. This immaculate 2-bedroom, 2-bathroom unit is located on the second floor and comes with two titled underground parking stalls and a separate storage locker. The open-concept floor plan is loaded with upgrades, including white shaker cabinetry, quartz countertops, stainless steel appliances, upgraded lighting, and a tile backsplash. A large island with seating and a pantry add extra functionality and style to the kitchen. The layout is ideal, with the two bedrooms separated by the main living space for added privacy. The primary bedroom features a spacious walk-in closet and an upgraded ensuite with dual sinks and quartz counters. The second bedroom is also generously sized and adjacent to another full bathroom. Additional features include: Luxury vinyl plank flooring, 9' ceilings, In-suite laundry with extra storage space, underground visitor parking and bike storage. This well-maintained, original owner-occupied unit offers incredible value in one of Calgary's most dynamic and well-connected neighbourhoods. A perfect choice for professionals, first-time buyers, or investors.