



**314, 4250 Seton Drive SE  
Calgary, Alberta**

**MLS # A2197731**



**\$360,000**

<b>Division:</b>	Seton		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	889 sq.ft.	<b>Age:</b>	2019 (6 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	See Remarks, 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	<b>Sewer:</b>	-
<b>Roof:</b>	Flat Torch Membrane	<b>Condo Fee:</b>	\$ 411
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Metal Siding , Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Stone Counters, Storage, Walk-In Closet(s)		

**Inclusions:** Primary Bedroom TV Mount

This stunning 889.15 sq. ft. 2-bedroom, 2-bathroom condo offers the perfect blend of style, comfort, and convenience in the vibrant community of Seton! Featuring an open-concept layout, this home is designed for modern living with high-end finishes throughout. The gourmet kitchen boasts granite countertops, a spacious island with built-in seating, stainless steel appliances, and a pantry—perfect for cooking and entertaining! The primary bedroom is a true retreat, complete with a walk-in closet and a luxurious ensuite featuring dual sinks, granite countertops, and ample storage. The second bedroom is generously sized, ideal for guests, a home office, or hobbies. Additional highlights include in-suite laundry, a walk-in closet near the entrance, underground titled parking, and a separate storage locker. Enjoy a bright and sunny balcony with mountain views and a gas hookup ready for your BBQ! Located in the heart of Seton, you’re just minutes away from the YMCA, South Health Campus, shopping, restaurants, parks, and more. Quick access to Stoney Trail and Deerfoot Trail makes commuting a breeze. Don’t miss out on this incredible opportunity—schedule your private showing today!