



**416, 4250 Seton Drive SE
Calgary, Alberta**

MLS # A2200686



\$289,900

Division:	Seton		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	582 sq.ft.	Age:	2019 (6 yrs old)
Beds:	1	Baths:	1
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 289
Basement:	-	LLD:	-
Exterior:	Composite Siding, Metal Siding , Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Open Floorplan, Quartz Counters		

Inclusions: n/a

Welcome to the serene and sought-after community of Seton! This meticulously maintained top-floor condo offers just under 600 sq. ft. of modern living space, featuring 1 bedroom, 1 bathroom, and a titled underground parking stall for ultimate convenience. Step inside to discover beautiful vinyl flooring throughout and a bright, open-concept layout. Expansive south-facing windows flood the space with natural light, creating a warm and inviting atmosphere. The contemporary kitchen boasts sleek white cabinetry, quartz countertops, stainless steel appliances, and a large kitchen island. Enjoy seamless indoor-outdoor living with sliding doors from the living room leading to a spacious balcony, perfect for relaxing and enjoying the fresh air. The generous primary bedroom features a large walk-in closet, offering ample storage. Completing the home is a stylish four-piece bathroom and in-suite laundry, ensuring both comfort and convenience. This unit comes with a secured titled underground parking stall, providing peace of mind. Nestled in a prime location, you're just minutes from schools, playgrounds, shopping, dining, and the Seton Hospital. Plus, with quick access to Stoney and Deerfoot Trail, commuting and city exploration are effortless. Whether you're a first-time homebuyer, downsizer, or investor, this exceptional property is a fantastic opportunity. Don't miss out—book your private viewing today!