

109, 4250 Seton Drive SE  
Calgary, Alberta

MLS # A2221661



**\$400,000**

<b>Division:</b>	Seton		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	967 sq.ft.	<b>Age:</b>	2019 (6 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 478
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Metal Frame, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, See Remarks, Storage, Walk-In Closet(s)		

**Inclusions:** NA

Welcome to this beautiful 2-bedroom, 2-bathroom ground-floor corner unit in the vibrant, family-friendly community of Seton! Offering the perfect blend of style and convenience, this thoughtfully designed home welcomes you with a spacious foyer that opens into an open-concept living area ideal for everyday living and entertaining. The modern kitchen features stone countertops, a breakfast bar, and stainless steel appliances, seamlessly flowing into a bright and spacious living room. Large windows bring in plenty of natural light, creating a warm and inviting atmosphere. The primary bedroom is a peaceful retreat, complete with a walk-in closet and a 4-piece ensuite. A second generously sized bedroom and an additional 4-piece bathroom offer comfort and privacy for family or guests. Step outside to your private, south-facing patio, where you can enjoy outdoor living with easy access—perfect for BBQs, relaxing in the sun, or letting pets out with ease. Additional features include in-unit laundry, an underground parking stall, and a separate storage locker for added convenience. Located in the heart of Seton, you're just steps from a massive park, the Brookfield YMCA, Seton Gateway retail plaza, restaurants, grocery stores, and a VIP Cineplex movie theatre. Commuting is simple with quick access to Deerfoot Trail, Stoney Trail, and you're a short walk from the South Health Campus. Don't miss this incredible opportunity to own a bright and spacious ground-level home in one of Calgary's fastest-growing communities—book your showing today!