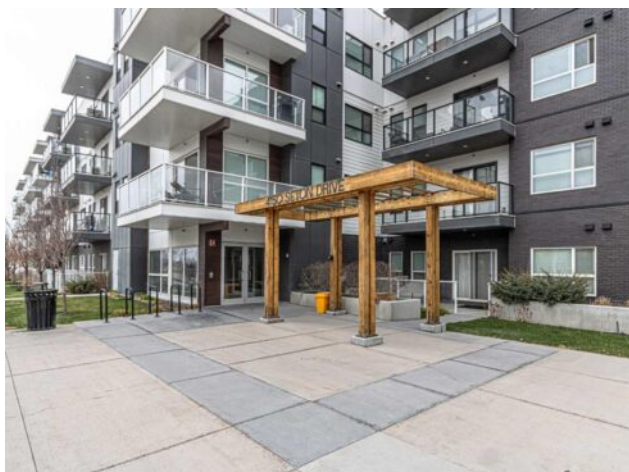


107, 4150 Seton Drive SE
Calgary, Alberta

MLS # A2300081

\$349,900



Division:	Seton		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	830 sq.ft.	Age:	2019 (7 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 442
Basement:	-	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Double Vanity, Kitchen Island, See Remarks, Walk-In Closet(s)		

Inclusions: N/A

Welcome to your dream home in the vibrant heart of Seton, Calgary! This stunning two-bedroom, two-bathroom main floor unit offers the perfect blend of luxury and convenience, making it a must-see property. Nestled just moments away from the renowned South Health Campus and the world's largest YMCA, you'll enjoy unparalleled access to a wealth of amenities including shops, restaurants, and schools. Seton is not just a community; it's a lifestyle, boasting beautiful parks and a lively atmosphere that fosters connection and enjoyment. Step inside to discover exquisite features that elevate your living experience. The home showcases luxury vinyl plank flooring that seamlessly flows throughout, paired with elegant white shaker-style cabinetry and striking quartz countertops, complete with a waterfall edge on the kitchen island. The modern stainless steel appliances and mid-century pendant lighting fixtures add a touch of sophistication, while the breakfast eating bar invites casual gatherings. The spacious living room is bathed in natural light, creating an inviting ambiance that perfectly separates the two bedrooms. The master suite is a true retreat, featuring a generous walk-in closet and a luxurious 4-piece ensuite with dual sinks—ideal for unwinding after a long day. An additional 4-piece common bathroom ensures convenience for guests, while in-suite laundry and ample storage make daily life a breeze. Step outside to your private patio, where you can bask in the sunshine and enjoy the upcoming days of summer. This unit also boasts the added benefits of two titled underground parking stalls and a dedicated storage unit for all your extras. Seton is a community that truly has it all—whether you're looking for recreational activities, shopping, or simply a welcoming neighborhood. Don't miss your opportunity to own this exceptional

property, perfectly situated in one of Calgary's most exciting areas!