

109, 4150 Seton Drive SE  
Calgary, Alberta

MLS # A2307052



## \$359,900

<b>Division:</b>	Seton		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	846 sq.ft.	<b>Age:</b>	2020 (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, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Rubber	<b>Condo Fee:</b>	\$ 442
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Metal Siding , Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings		

**Inclusions:** Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Ceiling Fan(s)

This bright 2-bedroom, 2-bath corner unit offers TWO UNDERGROUND PARKING STALLS, 9 ft ceilings, an open-concept layout and extensive upgrades. The standout feature is the large patio with outstanding views overlooking the regional park. The contemporary kitchen features a stylish two-tone design, quartz countertops and stainless steel appliances. The spacious primary bedroom includes a walk-through closet and 4-piece ensuite, while the second bedroom, 4-piece bath and in-suite laundry are thoughtfully positioned on the opposite side of the unit for added privacy. Enjoy unmatched walkability with the world-class YMCA, South Health Campus, shopping, restaurants and cafes just minutes away. This pet-friendly complex includes titled underground parking and a leased storage locker, with the option to purchase additional underground stalls, subject to availability.