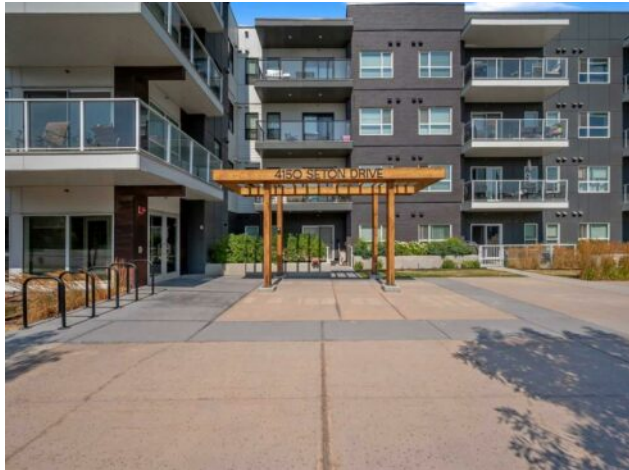


**307, 4150 Seton Drive SE**  
**Calgary, Alberta**

**MLS # A2160903**



**\$424,900**

<b>Division:</b>	Seton		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	830 sq.ft.	<b>Age:</b>	2019 (5 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	No Neighbours Behind		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 410
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Concrete, Mixed, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows		

**Inclusions:** N/A

Contemporary 2-Bedroom, 2-Bath, 2 TITLED underground parking Condo in Seton, Calgary. Experience modern living in this stylish 830 sq ft (Builders measurements over 900 sq ft) condo located in Calgary's vibrant Seton community. This beautifully designed unit offers 2 spacious bedrooms and 2 full bathrooms, ensuring ample comfort and privacy. The open-concept layout creates a seamless flow between the living, dining, & kitchen areas, making it perfect for entertaining guests. Elegant LVP flooring throughout, combining durability with contemporary style. The kitchen is a chef's dream, featuring sleek stainless steel appliances and stunning Quartz countertops that provide both functionality and a touch of luxury. Enjoy the convenience of in-suite laundry and a dedicated storage locker, making organization effortless. Step outside to the north-facing balcony, where you can relax and enjoy serene views of the open field—a perfect spot for unwinding or entertaining guests. The two titled underground parking stalls(355& 524) are a huge bonus with this unit along with an assigned storage locker, bike storage, and ample underground visitor parking. This building is within walking distance to essential amenities, including South Health Campus Hospital, a high school, YMCA, Cineplex movie theatre & a public library. The vibrant community of Seton offers an array of shopping, dining, and recreational options, making this condo an ideal choice for modern urban living. Enjoy a blend of comfort, style, and convenience in one of Calgary's most sought-after neighborhoods.