

**102, 4150 Seton Drive SE**  
**Calgary, Alberta**

**MLS # A2174930**



**\$374,999**

<b>Division:</b>	Seton		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	857 sq.ft.	<b>Age:</b>	2020 (4 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 422
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting		

**Inclusions:** Window Coverings - blinds, curtains in living room, curtain rods, TV wall mount, portable A/C

\*OPEN HOUSE - SATURDAY, NOV. 23, 3PM TO 4PM\*. Welcome to your new home in the vibrant heart of Seton's Urban District! This beautifully designed 2-bedroom, 2-bathroom condo offers an abundance of natural light with its desirable south-facing views. The open floor plan features 9-foot ceilings, stylish vinyl plank flooring, and in-suite laundry for convenience. The modern white kitchen is a chef's dream, complete with sleek quartz countertops, stainless steel appliances, pantry, ceiling height cabinetry, and huge island. Extend your entertaining space or enjoy morning coffee on your expansive patio, nestled in a tranquil setting with lush bushes that create a natural privacy screen. The spacious primary bedroom is a serene retreat, featuring a luxurious 4-piece ensuite with dual vanities and a walk-in shower, along with a generous walk-in closet. The second bedroom is thoughtfully positioned on the opposite side of the unit for added privacy and is adjacent to the main 4-piece bathroom with a relaxing soaker tub. This home also includes a spacious laundry room with additional storage space, titled underground parking, separate storage locker, and access to bike storage and ample underground visitor parking. Set in an unbeatable location, you're just steps away from shopping, restaurants, South Health Campus Hospital, the YMCA, VIP Cineplex, and more. Plus, this pet-friendly complex allows up to two pets with board approval. Don't miss the opportunity to live in this stunning home with every amenity at your doorstep!