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GRASSROOTS
REALTY GROUP

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307, 4150 Seton Drive SE
Calgary, Alberta

MLS # A2204897

$375,000

Division:	Seton
Type:	Residential/Low Rise (2-4 stories)
Style:	Apartment-Single Level Unit

Size:	836 sq.ft.	**Age:**	2020 (5 yrs old)
Beds:	2	**Baths:**	2

Garage:	Stall, Titled
Lot Size:	-
Lot Feat:	-

Heating:	Baseboard	**Water:**	-
Floors:	Tile, Vinyl	**Sewer:**	-
Roof:	-	**Condo Fee:**	$ 433
Basement:	-	**LLD:**	-
Exterior:	Wood Frame	**Zoning:**	DC
Foundation:	-	**Utilities:**	-

Features: Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage

Inclusions: N/A

Welcome to this IMMACULATE 2 bedroom/2 bathroom unit in the heart of Seton and it comes with TWO underground titled parking stalls and a storage locker as well! As soon as you enter this unit you will be impressed with the upgrades and the open concept floor plan. The kitchen features quartz countertops, upgraded lighting package, stainless steel appliances, tiled backsplash, loads of cabinet and counter space, a huge island and a pantry. Adjacent to the kitchen is a good sized living room and the 2 bedrooms are separated by the living areas. The primary bedroom has a huge ensuite bathroom with double sinks, quartz countertops and a great sized walk in closet1 The 2nd bedroom is also a good size and then there is another full bathroom, a large laundry room with some storage space as well. The other awesome perks to this home is the vinyl plank flooring, 9' ceilings, views of the field and the hospital from your balcony that also has a gas line for your BBQ and a rough in for A/C in the unit, bike storage space, UNDERGROUND visitor parking, 2 titled parking stalls, storage locker, proximity to EVERYTHING like the hospital, YMCA, schools, transit, VIP movie theatre, restaurants, pubs, shopping, Deerfoot and Stoney Trails and so much more! This one is awesome, please come and have a look!