



THE
A-TEAM

**RE/MAX
FIRST**

4350 SETON Drive #421, Calgary T3M 3B1

MLS® #: **A2124888** Area: **Seton** Listing Date: **04/25/24** List Price: **\$329,000**
 Status: **Pending** County: **Calgary** Change: **-\$16k, 10-May** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2019**

Finished Floor Area
 Abv Sqft: **639**
 Low Sqft:
 Ttl Sqft: **639**

DOM

24
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**

Lot Information

Lot Sz Ar:
 Lot Shape:
 Access:
 Lot Feat:
 Park Feat: **Titled, Underground**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Flat Torch Membrane**
 Heating: **Baseboard, Natural Gas**
 Sewer:
 Ext Feat: **Balcony, BBQ gas line**

Construction: **Composite Siding, Metal Siding , Mixed, Wood Frame**
 Flooring: **Laminate, Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings**
 Int Feat: **Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	12`5" x 10`8"	Eat in Kitchen	Main	12`5" x 12`2"
Bedroom - Primary	Main	11`5" x 9`3"	Bedroom	Main	9`3" x 8`6"
4pc Bathroom	Main	9`3" x 5`0"	Laundry	Main	6`10" x 4`10"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$305

Fee Simple

DC

Fee Freq:

Monthly

Legal Desc: 1910560

Remarks

Pub Rmks: **This well-appointed and well maintained 2-bedroom, 1-bathroom unit is located in the thriving, award-winning community of Seton. The unit is located in Seton Park Place II, a 3-building complex. Situated on the top floor, on the south side of the building, there is lots of natural sunlight and a view of the tree-lined Boulevard and mountains. The well-designed unit utilizes the space very efficiently and features a contemporary open living area with 9', knock down finished ceilings, lots of cabinets, stainless appliances, Quartz counters, contemporary lighting and large windows for maximum natural light, laminate flooring in the living area and bedrooms, ceramic tile in the bathroom and laundry room. Silgranit sink and tile backsplash. Take the elevator to the parking level where you will find the Titled parking stall and the storage locker in the enclosed storage room. There is also a bicycle storage room. Slip out the back entrance of the building and you will find a walkway and large city park. Seton with its urban district, is an integrated community that includes the South Calgary Medical Centre, a large retail and service area that includes 2 grocery stores, a theatre, restaurants, and a hotel. There is also a commercial area and an emergency services Centre. The community has a full range of residential dwellings and has lots of green spaces, walking/bike paths and a dog park. There is easy access to both Stoney and Deerfoot Trails. Your new home is within walking distance of the world's largest YMCA, the public library and a new public high school. and the future LRT Greenline! If you want the best of living in Calgary's new downtown with the best of suburban living, this is worth your consideration.**

Inclusions: **None**
Property Listed By: **Royal LePage Benchmark**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







