



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**4150 SETON Drive #308, Calgary T3M 3C7**

MLS®#: **A2149156**

Area: **Seton**

Listing Date: **07/12/24**

List Price: **\$400,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **2017**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **832**  
Low Sqft:  
Ttl Sqft: **832**

DOM

**66**  
Layout  
Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Apartment**

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat: **Backs on to Park/Green Space,Fruit Trees/Shrub(s),Landscaped,Level,See Remarks,Views**  
Park Feat: **Titled,Underground**

Utilities and Features

Roof: **Tar/Gravel**  
Heating: **Baseboard,Natural Gas**  
Sewer:  
Ext Feat: **Courtyard,Lighting**

Construction: **Brick,Cement Fiber Board,Wood Frame,Wood Siding**  
Flooring: **Carpet,Ceramic Tile,Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
Int Feat: **Breakfast Bar,Ceiling Fan(s),Central Vacuum,Closet Organizers,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Storage,Vinyl Windows**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`0" x 10`10"	Kitchen	Main	15`10" x 12`10"
Bedroom - Primary	Main	14`0" x 9`4"	Bedroom	Main	11`9" x 9`1"
Laundry	Main	7`8" x 6`10"	4pc Bathroom	Main	
4pc Ensuite bath	Main				

Legal/Tax/Financial

Condo Fee:  
**\$399**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**DC**

Legal Desc: **1911376**

Remarks

Pub Rmks: **Ideally situated and located in the highly sought-after community of Seton. A private setting steps away from an ideal Urban lifestyle. Perfect for casual living and entertaining, this plan was designed in the great room style, with the living room, eating bar, and kitchen openly communicating. A showpiece kitchen features upgraded cabinet doors, QUARTZ countertops, an island with a breakfast bar & upgraded stainless steel appliances. A spacious & bright living area includes Luxury Vinyl plank flooring. 2 baths & 2 bedrooms are privately located on each side of the living area and include closets, organizers, cabinets & more views. Terrific amenities outside your door - Live healthy with an unrivaled community experience, from work to working out, dining to shopping, studying to a movie night. New urbanity, Seton reflects the values of the people who choose to live, work, play, learn, settle & thrive. Bonus: MOVE IN NOW! A/C, Overlooks 16 Acre park and green space, 9' ceilings, titled indoor parking, 15.5' x 5.5' balcony with glass railing. Call your Friendly REALTOR(R) to book a viewing on this impressive home.**

Inclusions: **A/C wall unit**  
Property Listed By: **Jayman Realty Inc.**

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