



THE A-TEAM

RE/MAX FIRST

4350 SETON Drive #102, Calgary T3M 3B1

MLS® #: A2149325 Area: Seton Listing Date: 07/13/24 List Price: \$374,990
Status: Active County: Calgary Change: -\$10k, 24-Aug Association: Fort McMurray



General Information

Prop Type: Residential Apartment
Sub Type: Apartment
City/Town: Calgary
Year Built: 2019
Finished Floor Area: 851
Low Sqft: 851
Ttl Sqft: 851

DOM

65
Layout
Beds: 2 (2)
Baths: 2.0 (2 0)
Style: Apartment

Access:
Lot Feat:
Park Feat: Parkade, Secured, Titled, Underground

Parking
Ttl Park: 1
Garage Sz:

Utilities and Features

Roof: Flat
Heating: Baseboard, Natural Gas
Sewer:
Ext Feat: BBQ gas line
Construction: Wood Frame
Flooring: Carpet, Tile, Vinyl
Water Source:
Fnd/Bsmt: Poured Concrete
Kitchen Appl: Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Int Feat: Breakfast Bar, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include 4pc Bathroom, Bedroom, Laundry, and Bedroom - Primary.

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$399

Fee Simple

DC

Fee Freq:

Monthly

Legal Desc: **1910560**

Remarks

Pub Rmks: **Welcome to the heart of Seton, Calgary's vibrant new downtown! This sensational apartment is an ideal opportunity for first-time home buyers and savvy investors alike. Perfectly situated within walking distance of the South Health Campus, the world's largest YMCA, and a variety of trendy shopping and dining destinations, this unit offers unbeatable convenience and excitement. Step into this stunning freshly painted main-level, two-bedroom, two-bathroom apartment and prepare to be impressed. The kitchen is a bright and inviting space, featuring a sleek stainless-steel appliance package, ample cabinetry, a generous kitchen island with a breakfast bar, and a convenient pantry. The primary bedroom is a luxurious retreat, complete with a spacious walk-in closet and an opulent four-piece ensuite bathroom boasting a large vanity with double sinks. The cleverly designed layout places the second bedroom next to the main four-piece bathroom and across the living room from the primary bedroom, ensuring maximum privacy—perfect for roommates or potential tenants! The living room is a sunlit sanctuary, with abundant natural light streaming in and easy access to the south-facing patio through a glass sliding door. Additional highlights of this fabulous unit include a spacious laundry/storage room, an underground titled parking space and plenty of visitor parking in the parkade. Plus, you'll love the exceptional accessibility to public transportation. Don't miss this incredible opportunity! Whether you're a first-time home buyer looking for the perfect place to call your own or an investor seeking a highly desirable rental property, this apartment has it all. Book your showing today and take the first step toward securing this fantastic investment!**

Inclusions: **N/A**

Property Listed By: **Century 21 Bamber Realty LTD.**

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