



THE
A-TEAM

**RE/MAX
FIRST**

4250 SETON DRIVE #215, Calgary T3M 3B7

MLS® #: **A2151303**

Area: **Seton**

Listing Date: **07/20/24**

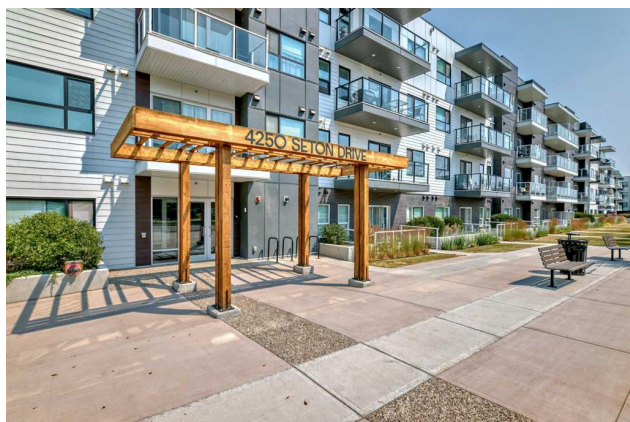
List Price: **\$390,000**

Status: **Active**

County: **Calgary**

Change: **-\$5k, 19-Aug**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **837**
Low Sqft:
Ttl Sqft: **837**

DOM

58
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Enclosed, Parkade, Secured, Titled, Underground

Utilities and Features

Roof: **Flat**
Heating: **Baseboard**
Sewer:
Ext Feat: **BBQ gas line, Lighting**

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: **Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Stone Counters**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	11`3" x 12`4"
Bedroom - Primary	Main	9`2" x 12`8"
Laundry	Main	7`2" x 6`9"
3pc Ensuite bath	Main	4`11" x 9`4"
Entrance	Main	7`5" x 4`3"

Room	Level	Dimensions
Dining Room	Main	13`0" x 6`11"
Bedroom	Main	8`9" x 13`0"
4pc Bathroom	Main	7`10" x 4`1"
Kitchen	Main	12`0" x 9`4"
Balcony	Main	5`8" x 15`9"

Legal/Tax/Financial

Condo Fee:
\$410

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **1911002;236**

Remarks

Pub Rmks: **Welcome to your ideal urban retreat in Calgary Seton! This contemporary 2-bedroom, 2-bathroom condo offers the epitome of modern living, boasting a prime location just 5 years young since its 2019 construction. Enjoy the convenience of TWO underground parking spots and bask in abundant natural light from the south-facing balcony, offering sunshine year-round. Impeccably maintained and in turnkey condition, this residence promises both comfort and style in one of Calgary's most sought-after neighborhoods. Conveniently situated, this condo is mere minutes away from essential amenities, including parks, shopping centers, and recreational facilities. Commuters will appreciate its proximity to major transportation routes, while nearby dining and entertainment options cater to every taste and preference. Whether for work or leisure, this condo offers unparalleled accessibility to everything Calgary has to offer, ensuring a lifestyle of convenience and enjoyment.**

Inclusions: **N/A**
Property Listed By: **Grand Realty**

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