



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**4150 SETON Drive #307, Calgary T3M 3C7**

MLS® #: **A2160903**

Area: **Seton**

Listing Date: **08/28/24**

List Price: **\$424,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential  
Apartment  
Calgary**  
Year Built: **2019**

Finished Floor Area  
Abv Sqft: **830**  
Low Sqft:  
Ttl Sqft: **830**

DOM

**21**  
Layout  
Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Low-Rise(1-4)**

Lot Information

Lot Sz Ar:  
Lot Shape:

Parking

Ttl Park: **2**  
Garage Sz:

Access:

Lot Feat: **No Neighbours Behind**  
Park Feat: **Parkade, Underground**

Utilities and Features

Roof: **Tar/Gravel**  
Heating: **Baseboard**  
Sewer:  
Ext Feat: **Balcony**

Construction: **Brick, Composite Siding, Concrete, Mixed, Wood  
Frame**  
Flooring: **Ceramic Tile, Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked**  
Int Feat: **Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows**  
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	4`11" x 7`11"
Balcony	Main	5`9" x 16`11"
Kitchen With Eating Area	Main	17`3" x 12`11"
Living Room	Main	10`9" x 10`11"

Room	Level	Dimensions
3pc Ensuite bath	Main	8`3" x 8`3"
Bedroom	Main	14`2" x 9`2"
Laundry	Main	7`0" x 7`10"
Bedroom - Primary	Main	14`1" x 9`2"

Legal/Tax/Financial

Condo Fee:  
**\$410**

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

Zoning:  
**DC**

Legal Desc: **1911376**

Remarks

Pub Rmks: **Contemporary 2-Bedroom, 2-Bath, 2 TITLED underground parking Condo in Seton, Calgary. Experience modern living in this stylish 830 sq ft (Builders measurements over 900 sq ft) condo located in Calgary's vibrant Seton community. This beautifully designed unit offers 2 spacious bedrooms and 2 full bathrooms, ensuring ample comfort and privacy. The open-concept layout creates a seamless flow between the living, dining, & kitchen areas, making it perfect for entertaining guests. Elegant LVP flooring throughout, combining durability with contemporary style. The kitchen is a chef's dream, featuring sleek stainless steel appliances and stunning Quartz countertops that provide both functionality and a touch of luxury. Enjoy the convenience of in-suite laundry and a dedicated storage locker, making organization effortless. Step outside to the north-facing balcony, where you can relax and enjoy serene views of the open field—a perfect spot for unwinding or entertaining guests. The two titled underground parking stalls(355& 524) are a huge bonus with this unit along with an assigned storage locker, bike storage, and ample underground visitor parking. This building is within walking distance to essential amenities, including South Health Campus Hospital, a high school, YMCA, Cineplex movie theatre & a public library. The vibrant community of Seton offers an array of shopping, dining, and recreational options, making this condo an ideal choice for modern urban living. Enjoy a blend of comfort, style, and convenience in one of Calgary's most sought-after neighborhoods.**

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

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