



THE
A-TEAM

**RE/MAX
FIRST**

4150 SETON Drive #102, Calgary T3M 3C7

MLS® #: **A2174930**

Area: **Seton**

Listing Date: **10/24/24**

List Price: **\$369,999**

Status: **Pending**

County: **Calgary**

Change: **-\$5k, 02-Dec**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2020**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **857**
Low Sqft:
Ttl Sqft: **857**

DOM

58
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Underground

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **None**

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

Kitchen Appl: **Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer**
Int Feat: **Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting**
Utilities:

Room Information

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

Legal/Tax/Financial

Condo Fee:
\$422

Title:
Fee Simple
Fee Freq:

Zoning:
DC

Monthly

Legal Desc:

1911376

Remarks

Pub Rmks:

Welcome to your new home in the vibrant heart of Seton's Urban District! This beautifully designed 2-bedroom, 2-bathroom condo offers an abundance of natural light with its desirable south-facing views. The open floor plan features 9-foot ceilings, stylish vinyl plank flooring, and in-suite laundry for convenience. The modern white kitchen is a chef's dream, complete with sleek quartz countertops, stainless steel appliances, pantry, ceiling height cabinetry, and huge island. Extend your entertaining space or enjoy morning coffee on your expansive patio, nestled in a tranquil setting with lush bushes that create a natural privacy screen. The spacious primary bedroom is a serene retreat, featuring a luxurious 4-piece ensuite with dual vanities and a walk-in shower, along with a generous walk-in closet. The second bedroom is thoughtfully positioned on the opposite side of the unit for added privacy and is adjacent to the main 4-piece bathroom with a relaxing soaker tub. This home also includes a spacious laundry room with additional storage space, titled underground parking, separate storage locker, and access to bike storage and ample underground visitor parking. Set in an unbeatable location, you're just steps away from shopping, restaurants, South Health Campus Hospital, the YMCA, VIP Cineplex, and more. Plus, this pet-friendly complex allows up to two pets with board approval. Don't miss the opportunity to live in this stunning home with every amenity at your doorstep!

Inclusions:

Window Coverings - blinds, curtains in living room, curtain rods, TV wall mount, portable A/C

Property Listed By:

eXp Realty

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







