

4150 SETON Drive #402, Calgary T3M3C7

MLS® #: **A2176463** Area: **Seton** Listing **10/31/24** List Price: **\$440,000**
 Status: **Active** County: **Calgary** Date: Change: **-\$10k, 14-Nov** Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat:

Underground

Finished Floor Area

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

DOM

51
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking

Ttl Park: **2**
 Garage Sz:

Utilities and Features

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

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

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings**
 Int Feat: **Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	4' 3" x 4' 5"	Kitchen	Main	8' 10" x 15' 3"
Living Room	Main	11' 0" x 11' 5"	Bedroom - Primary	Main	9' 3" x 14' 0"
Bedroom	Main	9' 3" x 12' 5"	Laundry	Main	6' 11" x 7' 9"
4pc Bathroom	Main	4' 11" x 7' 10"	4pc Ensuite bath	Main	8' 3" x 8' 3"
Balcony	Main	5' 5" x 15' 7"			

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$433

Fee Simple

DC

Fee Freq:

Monthly

Legal Desc: 1911376

Remarks

Pub Rmks: **Welcome to this stunning top-floor 2-bedroom, 2-bathroom condo that truly has it all! This south-facing unit is flooded with natural light and features AC, 2 parking stalls, tons of upgrades and even your own storage unit. You'll immediately be greeted by the expansive kitchen, complete with waterfall countertops, ceiling-height cabinets and a built-in wine rack. Enjoy the convenience of a deep oversized sink with an upgraded faucet and a pull-out garbage bin. With no detail missed, this open-concept floor plan has vinyl plank flooring throughout and both bathrooms are finished with tile flooring. Relax in the large living room, perfect for unwinding after a long day while enjoying the lovely views from the top floor. Retreat to the spacious primary bedroom, which boasts a luxurious ensuite featuring a double vanity, elegant herringbone tile extending to the ceiling, upgraded shelving and pull-out drawers for ample storage. The ensuite seamlessly flows into a roomy walk-in closet. The generously sized second bedroom offers versatility for guests, a home office or a cozy den and is conveniently located near the second bathroom, which also features herringbone tile to the ceiling, adding a spa-like feel. Benefit from a well-sized laundry room and an expansive patio equipped with a gas hookup for your BBQ—ideal for entertaining guests. This unit includes two heated underground parking stalls, a dedicated storage unit and bike storage for added convenience. Located just a short walk from South Health Campus Hospital, the world's largest YMCA, Cineplex Cinemas, shopping, a dog park and Joane Cardinal-Schubert High School, this home offers exceptional convenience. With easy access to Deerfoot Trail for quick commutes, this condo is a must-see and shows like new!**

Inclusions: **A/C Wall Unit**
Property Listed By: **RE/MAX First**

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







