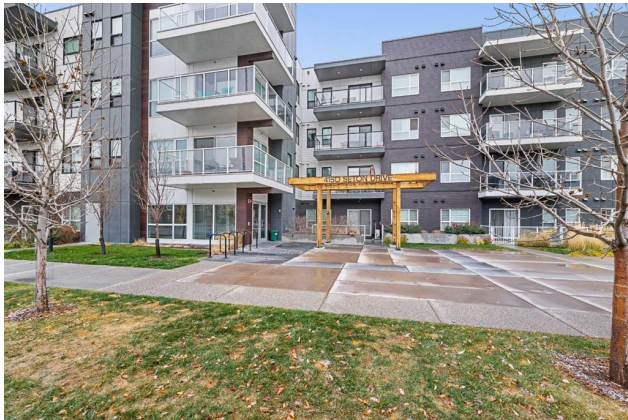


4150 SETON Drive #115, Calgary T3M 3C7

MLS®#: **A2177731** Area: **Seton** Listing Date: **11/08/24** List Price: **\$450,000**
 Status: **Active** County: **Calgary** Change: **-\$10k, 19-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential Apartment**
 Sub Type: **Calgary**
 City/Town: **Calgary**
 Year Built: **2020**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **966**
 Low Sqft:
 Ttl Sqft: **966**

DOM
43
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **High-Rise (5+)**
Parking
 Ttl Park: **2**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Underground**

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Balcony,Barbecue,BBQ gas line,Courtyard,Private Entrance,Private Yard**
 Construction: **Brick,Composite Siding,Wood Frame**
 Flooring: **Vinyl**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher,Dryer,Electric Cooktop,Electric Stove,Garage Control(s),Microwave,Range Hood,Refrigerator,Wall/Window Air Conditioner,Window Coverings**
 Int Feat: **Breakfast Bar,Double Vanity,Elevator,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	4`11" x 7`11"	4pc Ensuite bath	Main	8`4" x 8`2"
Bedroom	Main	8`10" x 11`8"	Dining Room	Main	9`8" x 9`1"
Kitchen	Main	7`5" x 15`2"	Living Room	Main	10`9" x 9`11"
Bedroom - Primary	Main	12`3" x 13`10"	Walk-In Closet	Main	8`4" x 5`4"

Legal/Tax/Financial

Condo Fee: **\$463** Title: **Fee Simple** Zoning: **DC**

Fee Freq:
Monthly

Legal Desc: **1911376**

Remarks

Pub Rmks: **Modern spacious corner unit conveniently located on the main floor with access from the balcony as well . Not only you get over 950 SQFT of living, you also get a big wrap around balcony that faces to green space which gives you privacy and green zone in front of the backyard for the kids to run around . A/C wall unit in the hot days and 2 UNDERGROUND PARKING SPACES ! cant get better than that ! The unit located minutes walking to YMCA, Highschool , South campus hospital and Seton plaza where all the stores are located. Make this beautiful unit your next home with large two bedroom . The main bedroom has its own bathroom and a walk in closet , the bedroom will easily fit a king size bed . This home has a very smart layout with a lot of space and privacy between the bedroom . Don't wait, call your favorite realtor today for tour!**

Inclusions: n/a
Property Listed By: **eXp Realty**

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









