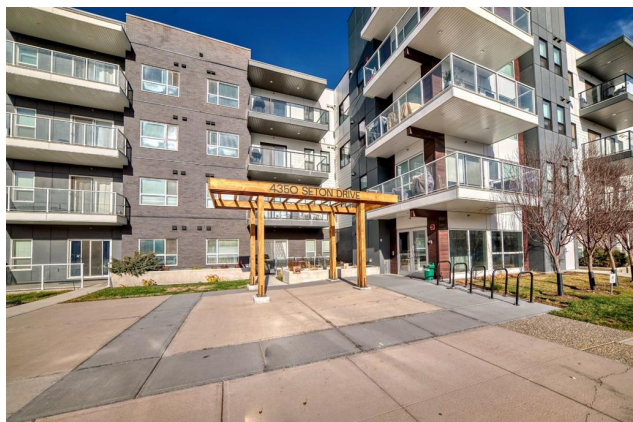


**4350 SETON Drive #220, Calgary T3M 3B1**

MLS®#: **A2178120** Area: **Seton** Listing Date: **11/08/24** List Price: **\$330,000**  
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:  
 Lot Feat:  
 Park Feat:

Finished Floor Area  
 Abv Sqft: **695**  
 Low Sqft:  
 Ttl Sqft: **695**

**Parkade,Underground**

DOM

**14**  
Layout  
 Beds: **2 ( 2 )**  
 Baths: **1.0 (1 0)**  
 Style: **Apartment**

Parking

Ttl Park: **1**  
 Garage Sz: **1**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked**  
 Int Feat: **Closet Organizers, Elevator, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Storage, Vinyl Windows**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Bedroom - Primary</b>	<b>Main</b>	<b>10`10" x 11`4"</b>	<b>Bedroom</b>	<b>Main</b>	<b>10`10" x 7`10"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>10`10" x 5`0"</b>	<b>Living Room</b>	<b>Main</b>	<b>12`10" x 12`4"</b>
<b>Eat in Kitchen</b>	<b>Main</b>	<b>12`10" x 11`11"</b>	<b>Pantry</b>	<b>Main</b>	<b>1`10" x 3`1"</b>
<b>Entrance</b>	<b>Main</b>	<b>5`4" x 5`6"</b>	<b>Balcony</b>	<b>Main</b>	<b>13`3" x 5`9"</b>

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$344

Fee Simple  
Fee Freq:  
Monthly

DC

Legal Desc: 1910560

Remarks

Pub Rmks: **Chic & Sunlit 2-Bedroom Condo in Prime Location! Welcome to this beautifully designed, south-facing 2-bedroom, 1-bath condo, where style meets convenience. This warm and bright space features a stunning kitchen with gorgeous blue cabinetry, quartz countertops, a pantry, Samsung stainless steel appliances, and a nearly 10 foot long eat-up island perfect for casual dining or entertaining. Luxury vinyl plank flooring adds warmth and elegance throughout. The primary bedroom is a sunny retreat, featuring two spacious his-and-hers closets for ample storage. Enjoy the convenience of in-suite laundry, a titled underground parking stall, and a secure storage locker. Relax on your private balcony, complete with a gas line for BBQ, perfect for outdoor cooking and cozy evenings. And take advantage of the community's fantastic amenities. Perfectly positioned within walking distance to the YMCA, South Health Campus Hospital, and Joane Cardinal-Schubert High School, with endless shopping, dining, and entertainment options just minutes away. This condo has everything you need for vibrant, convenient living—don't miss your chance! Call today.**

Inclusions: **furniture can be purchased as well.**

Property Listed By: **Real Estate Professionals Inc.**

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

