



THE A-TEAM

RE/MAX FIRST

4350 SETON Drive #318, Calgary T3M 3B1

MLS® #: A2178780 Area: Seton Listing 11/14/24 List Price: \$299,900
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: Parkade, Underground

Finished Floor Area

Abv Sqft: 582
Low Sqft:
Ttl Sqft: 582

DOM

6
Layout
Beds: 1 (1)
Baths: 1.0 (1 0)
Style: Apartment

Parking

Ttl Park: 1
Garage Sz:

Utilities and Features

Roof: Baseboard
Heating: Baseboard
Sewer:
Ext Feat: Balcony
Construction: Composite Siding, Wood Frame
Flooring: Carpet, Ceramic Tile, Laminate
Water Source:
Fnd/Bsmt:
Kitchen Appl: Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Int Feat: Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Stone Counters, Storage
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include Living Room, Bedroom - Primary, Laundry, Balcony, Kitchen, Walk-In Closet, and 4pc Bathroom.

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$289

Fee Simple

DC

Fee Freq:

Monthly

Legal Desc: 1910560

Remarks

Pub Rmks: **Welcome to Seton Park Place II, built by Cedarglen Homes, where comfort meets contemporary living. This immaculately maintained 1-bedroom, 1-bathroom unit on the third floor offers a spacious and functional layout with plenty of natural light, thanks to its large, bright windows and sought-after south exposure. Inside, you'll find high-end finishes throughout, including quartz countertops, full height white cabinetry, and a durable silgranit sink in the modern kitchen. Upgraded stainless steel appliances and premium vinyl plank flooring add both style and practicality. The open-concept design is enhanced by 9-foot ceilings, creating an airy and inviting atmosphere. Additional conveniences include in-suite storage and laundry. This unit comes with a heated underground parking stall and a secure storage locker, providing ultimate convenience Seton is one of Calgary's most vibrant and rapidly growing communities, designed with everything you need right at your doorstep. Known as a self-sufficient urban hub, Seton features a state-of-the-art YMCA, the South Health Campus, a movie theatre, and a variety of retail shops and services. The community boasts an array of dining options, grocery stores, and fitness studios, all within walking distance. Outdoor enthusiasts will love the extensive pathway system and nearby parks, perfect for walking, biking, or just enjoying the natural surroundings. With easy access to major roads and transit options, Seton offers an unmatched balance of convenience and lifestyle. Don't miss the chance to own this beautifully designed condo in one of Calgary's most desirable neighborhoods. Move-in ready and waiting for you!**

Inclusions: n/a

Property Listed By: RE/MAX House of Real Estate

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









