



THE
A-TEAM

**RE/MAX
FIRST**

4150 SETON Drive #306, Calgary T3M 3C7

MLS® #: **A2186322** Area: **Seton** Listing Date: **01/10/25** List Price: **\$474,900**
 Status: **Active** County: **Calgary** Change: **None** 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: **1,201**
 Low Sqft:
 Ttl Sqft: **1,201**

DOM

12
Layout
 Beds: **3 (3)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking

Ttl Park: **2**
 Garage Sz:

Access:

Lot Feat:

Park Feat: **Stall, Titled**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher, Dryer, Induction Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator, Window Coverings**
 Int Feat: **Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	35`6" x 44`10"	4pc Ensuite bath	Main	28`5" x 27`4"
Walk-In Closet	Main	28`5" x 17`6"	Bedroom	Main	30`7" x 39`4"
Bedroom	Main	30`11" x 32`0"	4pc Bathroom	Main	30`11" x 17`6"
Laundry	Main	36`8" x 17`6"	Pantry	Main	18`10" x 17`6"
Hall	Main	15`10" x 18`7"	Kitchen	Main	73`7" x 34`2"
Dining Room	Main	29`6" x 39`1"	Living Room	Main	36`11" x 46`2"

Legal/Tax/Financial

Condo Fee: **\$600**
 Title: **Fee Simple**
 Fee Freq: **Monthly**

Zoning: **DC**

Legal Desc:

1911376

Remarks

Pub Rmks:

Welcome to this beautifully upgraded 3-bedroom condo located in the vibrant and highly sought-after community of Seton. Designed with both style and functionality in mind, this home features upgraded carpet in the bedrooms and modern vinyl plank flooring throughout the main living areas. The gourmet kitchen is a chef's dream, boasting stainless steel appliances, including a built-in oven, induction cooktop, and built-in microwave. A large island with a breakfast nook provides additional seating and overlooks the spacious living and dining rooms, creating the perfect space for entertaining. From the living room, step out onto your private deck, ideal for summer BBQs or relaxing evenings. The primary bedroom is a true retreat, featuring a luxurious 4-piece ensuite with a double vanity, a walk-in closet, and access to a SECOND PRIVATE balcony. Two additional generously sized bedrooms share a stylish 4-piece bathroom, making this condo ideal for families or guests. A large laundry room with built-in shelving ensures ample storage and convenience. The unit is also ROUGHED IN FOR AIR CONDITIONING, and reinforced ceiling lights in the bedrooms and living room allow for future ceiling fan installations. Completing this incredible package are TWO TITLED parking spots and an assigned storage unit. Located just a short walk from South Health Campus Hospital, the YMCA, Cineplex Cinemas, shopping, a dog park, and Joane Cardinal-Schubert High School, this condo offers the perfect blend of comfort, convenience, and community. Don't miss your chance to see this one today. You won't be disappointed.

Inclusions:

Closets in laundry room non-negotiable, Dishwasher, Dryer, Built-in Oven, Induction Cooktop, Built-in Microwave, Refrigerator, Window Coverings

Property Listed By:

RE/MAX Landan Real Estate

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













