



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**3700 SETON Avenue #2201, Calgary T3H 2P5**

MLS® #: **A2189347**

Area: **Seton**

Listing Date: **01/22/25**

List Price: **\$465,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **2025**

Finished Floor Area

Abv Sqft: **985**  
Low Sqft:  
Ttl Sqft: **985**

DOM

**8**  
Layout  
Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Apartment**

Lot Information

Lot Sz Ar:  
Lot Shape:

Parking

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

Access:

Lot Feat:  
Park Feat: **Stall,Titled,Underground**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Baseboard,Hot Water,Natural Gas**  
Sewer:  
Ext Feat: **Balcony**

Construction: **Wood Frame**  
Flooring: **Ceramic Tile,Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Electric Range,ENERGY STAR Qualified Dishwasher,ENERGY STAR Qualified Dryer,ENERGY STAR Qualified Refrigerator,ENERGY STAR Qualified Washer,Microwave,Range Hood,Wall/Window Air Conditioner**  
Int Feat: **Breakfast Bar,No Animal Home,No Smoking Home,Quartz Counters**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	7`8" x 7`10"	Kitchen With Eating Area	Main	13`11" x 9`0"
Dining Room	Main	6`6" x 10`10"	Living Room	Main	10`7" x 14`4"
Bedroom - Primary	Main	10`10" x 11`6"	4pc Ensuite bath	Main	0`0" x 0`0"
Bedroom	Main	10`0" x 9`2"	4pc Ensuite bath	Main	0`0" x 0`0"
Laundry	Main	0`0" x 0`0"	Balcony	Main	24`0" x 6`0"

Legal/Tax/Financial

Condo Fee:  
**\$580**

Title:  
**Fee Simple**

Zoning:  
**MC-2**

Legal Desc:

TBV

Fee Freq:  
Monthly

Remarks

Pub Rmks:

**Logel Homes proudly presents the award-winning floor plan, The Atwood 3FS. The professionally designed interior includes air conditioning, 41" upper cabinets with soft-close doors and drawers, luxury vinyl plank flooring, designer tile, stainless steel appliances, pot lights, an 8' wide patio door, a storage locker, and titled parking. Be sure to inquire about Logel Homes' award-winning Energy Return Ventilation system and industry-leading sound attenuation. Situated in Seton West Phase 2, this community offers walkable amenities. Right at your doorstep, you can walk or bike along scenic pathways and enjoy numerous retail shopping experiences, including coffee shops, grocery stores, and restaurants. Why buy with Logel Homes? Recognized as Calgary's most award-winning multi-family builder, Logel Homes is built on a legacy of innovation, quality, and a passion for exceptional customer experience. Over 25 years, Logel Homes has completed more than 5,000 homes and 75+ buildings. Their dedication has earned them the title of 4x consecutive Large Volume Multi-Family Builder of the Year, 8x Best Customer Experience Award winner, and 2023's Builder of Choice. With a 5-star Google rating (230+ reviews) and recognition as Canada's Best Managed Platinum company, Logel Homes is setting the standard for multi-family living.**

Inclusions:

None

Property Listed By:

RE/MAX Real Estate (Central)

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









