



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**4350 SETON Drive #411, Calgary T3M 3B1**

MLS®#: **A2191302**

Area: **Seton**

Listing Date: **02/13/25**

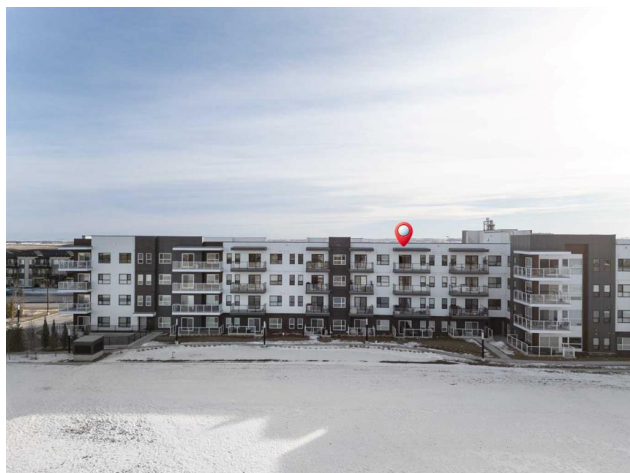
List Price: **\$385,000**

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:

Finished Floor Area

Abv Sqft: **835**  
Low Sqft:  
Ttl Sqft: **835**

DOM

**9**  
Layout  
Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**  
Garage Sz:

Access:  
Lot Feat:  
Park Feat: **Parkade**

Utilities and Features

Roof:  
Heating: **Baseboard**  
Sewer:  
Ext Feat: **None**

Construction: **Composite Siding**  
Flooring: **Carpet,Ceramic Tile,Vinyl**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Microwave,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**  
Int Feat: **Double Vanity,Kitchen Island,Pantry,Quartz Counters,Walk-In Closet(s)**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>4pc Bathroom</b>	<b>Main</b>	<b>7`11" x 4`11"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`2" x 14`9"</b>
<b>Laundry</b>	<b>Main</b>	<b>7`9" x 6`10"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>9`2" x 12`0"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>8`3" x 8`4"</b>
<b>Kitchen</b>	<b>Main</b>	<b>7`10" x 16`0"</b>
<b>Living Room</b>	<b>Main</b>	<b>10`11" x 12`0"</b>
<b>Walk-In Closet</b>	<b>Main</b>	<b>8`3" x 6`7"</b>

Legal/Tax/Financial

Condo Fee:  
**\$422**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**DC**

Legal Desc: **1910560**

Remarks

Pub Rmks: **Welcome to this beautiful TOP FLOOR 2-bedroom, 2-bathroom condo, situated in the vibrant and family-friendly community of Seton. This modern home offers both comfort and style, with thoughtful design elements throughout. Step inside and be greeted by light brown luxury vinyl flooring and 9' CEILINGS, creating a warm and inviting atmosphere. The open-concept layout seamlessly connects the kitchen, dining, and living areas, making it perfect for entertaining or simply relaxing at home. The kitchen is a true highlight, featuring stainless steel appliances, quartz countertops, a spacious island, and ample counter space. A pantry provides additional storage, ensuring everything has its place. The living room offers access to a private vinyl balcony with serene views overlooking a central park, making it the perfect spot to unwind. Down the hall, the large laundry room provides extra storage space, while the front closet is equipped with built-in metal closet rods for added convenience. The 4-piece bathroom is beautifully designed with tiled flooring and quartz countertops. The first bedroom is bright and airy, thanks to its large windows overlooking the green space outside. This versatile room can be used as a home office, guest bedroom, or extra storage space—whatever suits your needs. The primary bedroom is a true retreat, featuring a large window that fills the room with natural light. The 4-piece ensuite is elegantly designed with tiled flooring, a double vanity with quartz countertops, and an oversized walk-in closet. Seton is the ideal community for families and professionals alike, offering a wealth of amenities just moments away. Enjoy shopping, dining, and entertainment options, as well as the state-of-the-art YMCA, which includes a swimming pool, gymnasium, fitness center, public library, and ice-skating rink. Schools such as Joane Cardinal Schubert High School are just minutes away, and easy access to Deerfoot Trail and Stoney Trail makes commuting a breeze. Don't miss your chance to call this beautiful condo home!**

Inclusions: **None**  
Property Listed By: **eXp Realty**

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







