



THE
A-TEAM

**RE/MAX
FIRST**

4150 SETON Drive #421, Calgary T3M 3C7

MLS® #: **A2193128**

Area: **Seton**

Listing Date: **02/08/25**

List Price: **\$329,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2020**

Finished Floor Area

Abv Sqft: **619**
Low Sqft:
Ttl Sqft: **619**

DOM

14
Layout
Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Low-Rise(1-4)**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

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

Utilities and Features

Roof: **Membrane**
Heating: **Baseboard,Natural Gas**
Sewer:
Ext Feat: **None**

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

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Wall/Window Air Conditioner,Washer/Dryer,Window Coverings**
Int Feat: **Granite Counters,Kitchen Island,Open Floorplan,Pantry,Soaking Tub,Storage,Vinyl Windows**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main	9`2" x 4`10"	Bedroom	Main	9`3" x 8`7"
Laundry	Main	6`10" x 4`9"	Living Room	Main	12`3" x 9`10"
Bedroom - Primary	Main	11`4" x 9`3"			

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$322

Fee Simple

DC

Fee Freq:

Monthly

Legal Desc: 1911376

Remarks

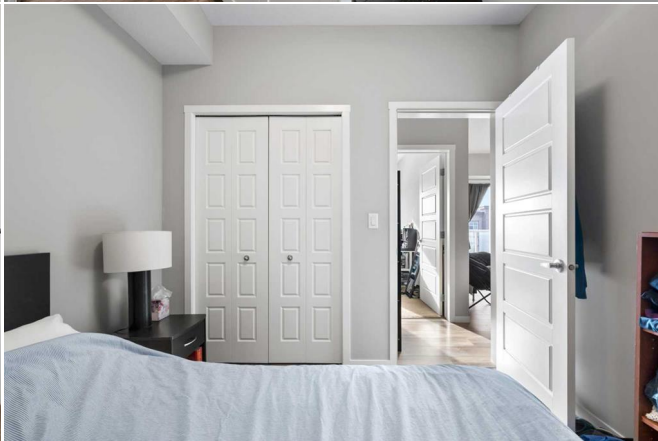
Pub Rmks: **Step into this modern 2-beds, 1-bath condo and feel instantly at home. Whether you're a first-time buyer or a savvy investor, this thoughtfully designed space offers 619.11 sq. ft. (RMS) / 694 sq. ft. (builder size) of stylish living. Mornings start in the sleek white kitchen, where quartz countertops, full-height cabinetry, an upgraded bank of drawers, and a stainless steel appliances + upgraded fridge with a water dispenser, make meal prep a breeze. The open-concept living area is bathed in natural light from the south-facing windows & balcony, while 9 ft ceilings and luxury vinyl plank flooring add a touch of sophistication. And on hot summer days? Your upgraded built-in A/C keeps things cool and comfortable. Both bedrooms are spacious and versatile—perfect for a guest room, office, or roommate setup. The enormous 4pc bathroom showcases ample counter space, an upgraded bank of drawers, and versatile tub & shower combo. Enjoy the convenience of in-suite laundry, 1 titled underground parking, and leased storage locker, all within a pet-friendly (with restrictions) complex in the heart of amenity-rich Seton. With shopping, dining, green spaces, and the South Health Campus Hospital just steps away, everything you need is within reach. This isn't just a home—it's a lifestyle. Don't wait to buy real estate—buy real estate and wait!**

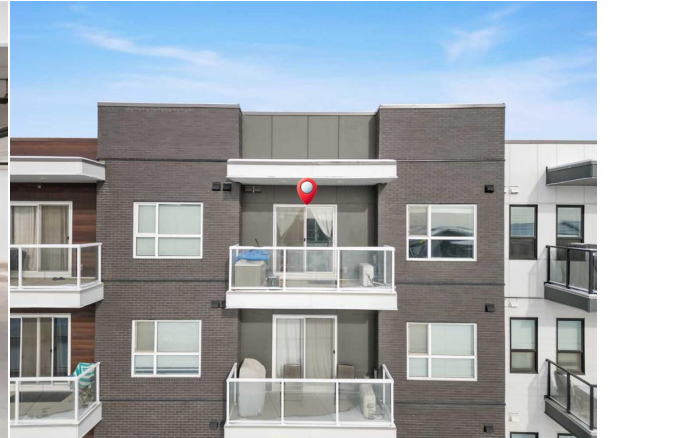
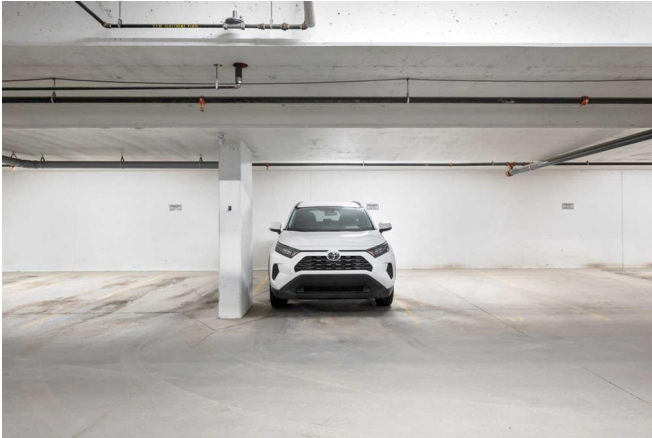
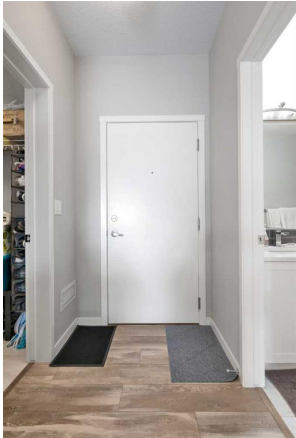
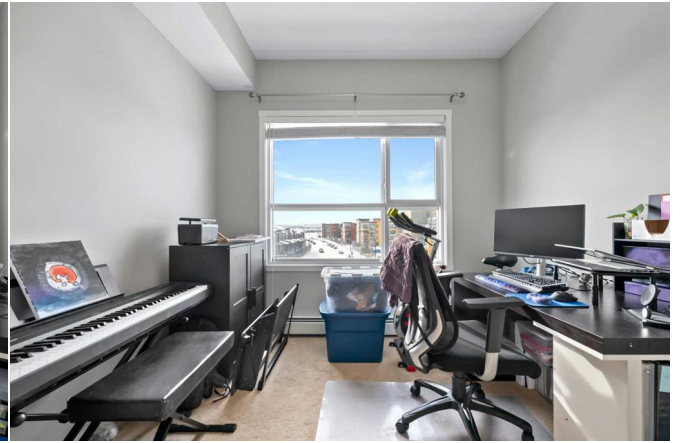
Inclusions: N/A
Property Listed By: Real Broker

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





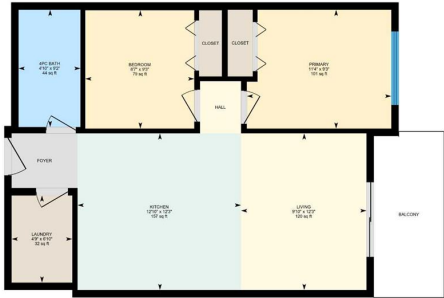






421-4150 Seton Dr SE, Calgary, AB

Main Floor Interior Area 619.11 sq ft



PREPARED: 2024/02/07



White regions are excluded from total floor area in EXUDE floor plan. All room dimensions and floor areas must be considered approximate and are subject to independent verification.