



THE
A-TEAM

**RE/MAX
FIRST**

4250 SETON Drive #210, Calgary T3M 3B7

MLS® #: **A2196776**

Area: **Seton**

Listing Date: **02/24/25**

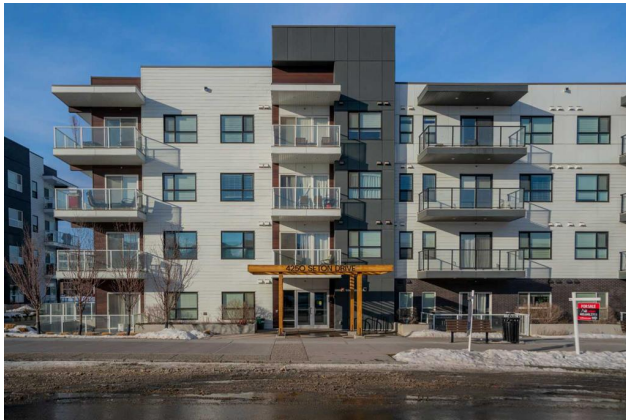
List Price: **\$464,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 22-Mar**

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: **1,169**
Low Sqft:
Ttl Sqft: **1,169**

DOM

53

Layout

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

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

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

Utilities and Features

Roof:
Heating: **Baseboard,Natural Gas**
Sewer:
Ext Feat: **Courtyard**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave,Oven-Built-In,Range Hood,Refrigerator,Wall/Window Air Conditioner,Washer,Window Coverings**
Int Feat: **Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main	0`0" x 0`0"	4pc Ensuite bath	Main	0`0" x 0`0"
Bedroom	Main	9`9" x 9`3"	Bedroom	Main	9`11" x 9`1"
Bedroom - Primary	Main	13`11" x 10`6"	Dining Room	Main	14`6" x 8`11"
Kitchen	Main	7`11" x 22`7"	Laundry	Main	4`11" x 11`0"
Living Room	Main	16`7" x 11`7"			

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$577

Fee Simple

DC

Fee Freq:

Monthly

Legal Desc:

1911002

Remarks

Pub Rmks:

This bright and spacious 3-bedroom, 2-bathroom condo in the heart of Seton offers everything you've been looking for! As a former show suite, it comes loaded with premium upgrades, including a massive gourmet kitchen with sleek quartz countertops, modern finishes, and stainless steel appliances. The open-concept design is perfect for entertaining, while south-facing mountain views can be enjoyed from your private deck. Stay comfortable year-round with air conditioning and the convenience of an extra-wide titled parking stall in the secure, heated underground garage. With 1,170 sqf of beautifully designed living space, this condo is ideal for those seeking luxury, convenience, and a prime location. Commuting is a breeze with quick access to bus stops, the future LRT line, Stoney Trail, and Deerfoot Trail. Built by the award-winning Cedarglen Living, this home offers exceptional quality in one of Calgary's most vibrant communities. Don't miss this incredible opportunity—schedule your private showing today!

Inclusions:

N/A

Property Listed By:

Royal LePage Benchmark

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



