



THE
A-TEAM

**RE/MAX
FIRST**

4150 SETON Drive #307, Calgary T3M 3C7

MLS® #: **A2204897**

Area: **Seton**

Listing Date: **03/28/25**

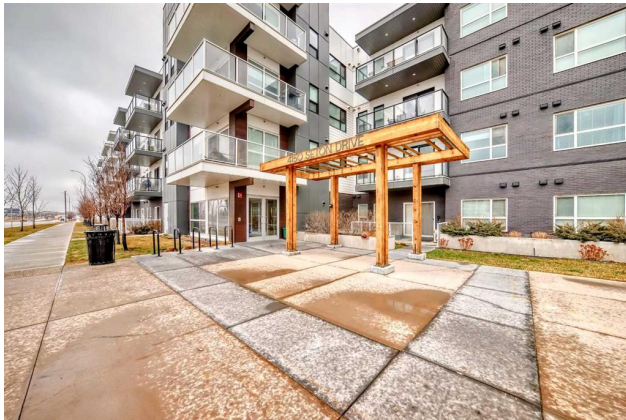
List Price: **\$380,000**

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: **836**
Low Sqft:
Ttl Sqft: **836**

DOM

21

Layout

Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment-Single Level Unit**

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat:

Park Feat: **Stall,Titled**

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony**

Construction: **Wood Frame**
Flooring: **Tile,Vinyl**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Storage**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom	Main	11`9" x 9`2"	4pc Bathroom	Main	7`11" x 4`11"
Laundry	Main	7`9" x 6`11"	Entrance	Main	3`6" x 5`1"
Kitchen With Eating Area	Main	12`11" x 17`3"	Living Room	Main	10`11" x 14`0"
Bedroom - Primary	Main	9`3" x 14`0"	4pc Ensuite bath	Main	8`4" x 8`3"
Walk-In Closet	Main	4`8" x 8`5"			

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$433

Fee Simple

DC

Fee Freq:

Monthly

Legal Desc:

1911376

Remarks

Pub Rmks:

Welcome to this IMMACULATE 2 bedroom/2 bathroom unit in the heart of Seton and it comes with TWO underground titled parking stalls and a storage locker as well! As soon as you enter this unit you will be impressed with the upgrades and the open concept floor plan. The kitchen features quartz countertops, upgraded lighting package, stainless steel appliances, tiled backsplash, loads of cabinet and counter space, a huge island and a pantry. Adjacent to the kitchen is a good sized living room and the 2 bedrooms are separated by the living areas. The primary bedroom has a huge ensuite bathroom with double sinks, quartz countertops and a great sized walk in closet1 The 2nd bedroom is also a good size and then there is another full bathroom, a large laundry room with some storage space as well. The other awesome perks to this home is the vinyl plank flooring, 9' ceilings, views of the field and the hospital from your balcony that also has a gas line for your BBQ and a rough in for A/C in the unit, bike storage space, UNDERGROUND visitor parking, 2 titled parking stalls, storage locker, proximity to EVERYTHING like the hospital, YMCA, schools, transit, VIP movie theatre, restaurants, pubs, shopping, Deerfoot and Stoney Trails and so much more! This one is awesome, please come and have a look!

Inclusions:

N/A

Property Listed By:

Real Broker

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











