

405, 4150 Seton Drive SE  
Calgary, Alberta

MLS # A2229601



**\$419,900**

<b>Division:</b>	Seton		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	970 sq.ft.	<b>Age:</b>	2020 (5 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 478
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

**Inclusions:** N/A

Welcome to your bright and stylish top-floor corner unit in the vibrant community of Seton! This 2-bedroom, 2-bathroom condo offers the perfect blend of modern comfort, privacy, and convenience, ideal for first-time buyers, investors, or those looking to downsize without compromise. Perched on the top floor, this unit enjoys exceptional privacy with no neighbours above and added natural light from its corner positioning, creating a warm and airy atmosphere throughout. The open-concept layout features an expansive living area, enhancing the sense of space and making it the perfect place to relax or entertain. The sleek white kitchen features full-height shaker cabinets, modern stainless steel appliances, subway tile backsplash, quartz countertops, and a pantry, offering both style and functionality. The kitchen flows seamlessly into the spacious living and dining areas, making it ideal for casual dinners or hosting friends. Expansive windows bathe the home in natural light, while the large wrap-around private balcony provides the perfect outdoor retreat for morning coffee or evening BBQs. The unit overlooks a vast greenspace, ensuring an idyllic and peaceful setting for years to come. The primary bedroom includes a spacious walk-in closet and a 4-piece ensuite featuring dual sinks, generous counter space, and a walk-in shower. The second bedroom is located on the opposite side of the unit for optimal privacy and sits next to a full 4-piece bathroom, ideal for guests, roommates, or a home office. Additional highlights include air conditioning, in-suite laundry with extra storage, a titled underground parking stall, and a secure storage locker. Seton is one of Calgary's most dynamic and walkable communities, offering unmatched access to amenities like the South Health Campus, YMCA, restaurants, coffee shops, grocery stores, and transit, all

just steps away. Don't miss your opportunity to own this elevated, turnkey condo in one of the city's most exciting neighbourhoods!