

101, 4250 Seton Drive SE
Calgary, Alberta

MLS # A2286557



\$369,900

Division:	Seton		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	967 sq.ft.	Age:	2019 (7 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 487
Basement:	-	LLD:	-
Exterior:	Composite Siding, Metal Siding , Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Chandelier, Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this bright and beautifully maintained GROUND floor CORNER unit in the thriving community of Seton; one of Calgary's fastest growing neighbourhoods. This spacious 2 bedroom, 2 bathroom condo offers a functional open-concept layout designed for modern living. Featuring 9' ceilings, large windows that flood the space with natural light, and a stylish white kitchen complete with quartz countertops, extended breakfast bar and stainless steel appliances, this home checks every box. The well defined dining area and generous living space provide the perfect setting for entertaining or relaxing at the end of the day. Enjoy the convenience of in-suite laundry with a full-size washer and dryer. The oversized primary bedroom boasts a walk-in closet and a private 4-piece ensuite. Step outside to your expansive wraparound balcony with desirable south and west exposure—ideal for soaking up the sun. Additional highlights include a titled heated underground parking stall, bike storage, and extra storage space. The building backs onto green space and a future regional park, offering added privacy and beautiful surroundings. Unbeatable location! Just steps away from the world's largest YMCA, Calgary Public Library, VIP Cinema, and South Health Campus. Walking distance to transit, schools, parks, pathways, playgrounds, dog parks, and more. Enjoy easy access to Fish Creek Provincial Park, as well as quick connections to Stoney Trail and Deerfoot Trail. Seton offers an abundance of shopping, dining, grocery stores, coffee shops, childcare, medical and dental services—all at your doorstep. Don't miss this opportunity to own in one of South Calgary's most desirable communities. Book your private showing today—this is the perfect place to call home!