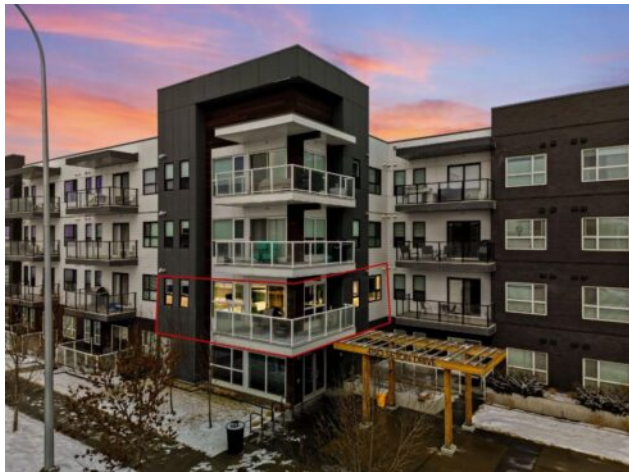


224, 4150 Seton Drive SE  
Calgary, Alberta

MLS # A2290133



**\$399,900**

<b>Division:</b>	Seton		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	983 sq.ft.	<b>Age:</b>	2019 (7 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 498
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Elevator, Kitchen Island, No Smoking Home, Quartz Counters		

**Inclusions:** N/A

This bright second-floor unit faces south, bringing in beautiful natural sunlight all day long. With 983 sq ft, this well-designed condo offers 2 bedrooms and 2 full bathrooms, plus one titled heated underground parking stall and one storage locker &mdash; a practical bonus. Inside, you'll appreciate the 9' ceilings, luxury vinyl plank flooring, and the comfort of air conditioning. The kitchen is both stylish and functional, featuring an extended island, quartz countertops, and stainless steel appliances &mdash; perfect for everyday living or hosting friends and family. Step out from the dining area onto the balcony and enjoy the open views and sunshine. The primary bedroom includes a spacious walk-in closet and a 4-piece ensuite. The second bedroom and full bath are ideal for guests, kids, or a home office. There's also full-size in-suite laundry and plenty of storage within the unit. This professionally managed, pet-friendly complex (with board approval) offers reasonable condo fees and a low-maintenance lifestyle. Located in the heart of Seton, you're just a short walk to the YMCA, movie theatre, shopping, restaurants, walking paths, playgrounds, and more. Minutes away from South Health Campus and easy access to Deerfoot and Stoney Trail If you're looking for a sunny, move-in-ready home in an unbeatable location, this one checks all the boxes.