

409, 4250 Seton Drive SE  
Calgary, Alberta

MLS # A2199728



**\$425,000**

<b>Division:</b>	Seton		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	968 sq.ft.	<b>Age:</b>	2019 (6 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 478
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Metal Siding , Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Open Floorplan, Stone Counters		

**Inclusions:** N/A

Welcome to this beautiful 2-bedroom, 2-bathroom top-floor corner unit in the vibrant, family-friendly community of Seton! From the moment you step inside, you're greeted by a spacious foyer that leads into an open-concept living area. The modern kitchen boasts stone countertops, a breakfast bar, and stainless steel appliances, perfect for cooking and entertaining. The large living room is bathed in natural light, offering the ideal space to relax and unwind. The primary bedroom is a true retreat, featuring a walk-in closet and a 4-piece ensuite. A generously sized second bedroom and an additional 4-piece bathroom provide extra comfort for guests or family members. Step outside to your south-facing wraparound balcony, where you can enjoy stunning mountain views while BBQing or soaking up the sunshine on warm summer evenings. This unit also comes with the added convenience of in-unit laundry, an underground parking stall, and a storage locker. Nestled in the heart of Seton, you're steps away from a massive park, the Brookfield YMCA, Seton Gateway retail plaza, a variety of restaurants, grocery stores, and a VIP Cineplex movie theatre. Also, with easy access to Deerfoot Trail and Stoney Trail, commuting is a breeze. Additionally, this property is within a short walk from the South Health Campus. Don't miss this incredible opportunity—schedule your viewing today!