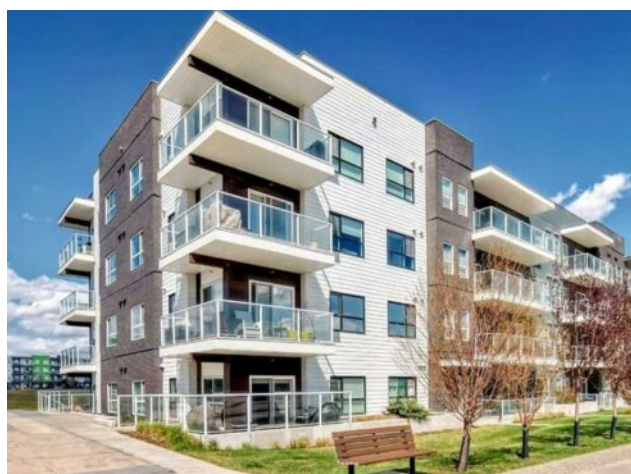


**404, 4350 Seton Drive SE  
Calgary, Alberta**

**MLS # A2215965**



**\$424,950**

<b>Division:</b>	Seton		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,073 sq.ft.	<b>Age:</b>	2019 (6 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Membrane	<b>Condo Fee:</b>	\$ 533
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Mixed	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters		

**Inclusions:** 3 sets of brown shelving, one in living room, 2 in walk-in closet

Luxury condo in the ever popular & convenient community of Seton. Best location in the building & the largest suite available - Top floor, SW corner, 1072 sq ft with 2 bedrooms & 2 full bathrooms. The well appointed kitchen is the heart of this home with upgraded stainless appliances, large expanses of quartz counters, a dedicated pantry, several soft close deep drawers and a convenient sit up counter for casual meals. The open concept living continues with a spacious dining area flanked on both sides by big bright windows that open onto your wrap around balcony. Your balcony is sure to become your new favourite space, facing SW to enjoy the afternoon sunsets & views of the tops of the mountains but also positioned so you can watch the morning sunrise to the East. Back into the living room with lots of possibilities for furniture placement. Primary bedroom with walk in closet, a gorgeous en-suite with double sinks, quartz counters & a large walk in shower. Down the private hallway you'll find the second bedroom and 4 pc bathroom also with quartz counters. Perfect set up for room mates or company. Large in suite laundry room with tons of additional storage will be an appreciated bonus. The Extras: Air conditioned, Underground titled parking, assigned storage locker, secure bicycle storage room, luxury vinyl plank flooring runs seamlessly throughout, PET FRIENDLY allowing 2 furry friends up to a max of 40 kg's each with board approval. Seton is a lively urban area in SE Calgary that is rich with amenities, parks & open spaces. Its modern design & lifestyle brings to life a multi-faceted community that allows people to play, work & learn where they live. Seton offers many amenities including Calgary's newest hospital, the South Health Campus, Calgary Public Library & the world's largest YMCA. This impressive facility offers residents an incredible number of

amenities including a 50 meter pool, waterslide, diving platform, fitness facility, skating rinks, indoor track & a performance theatre. Take in a movie, grab a bite to eat or buy some groceries - The Gateway Retail District has it all, Save-On-Foods, Superstore, Starbucks, Shoppers, Cineplex VIP Theatres & more. Directly behind your new condo located in the green space between Seton Drive & Seton Park Rd. is a 6.4 hectare regional park. The City of Calgary has gathered public input on potential amenities for this space and the feedback was used to develop the master plan for the park that reflects community and regional needs. The new Seton Regional Park is anticipated to open for public use in 2028 - A place to play, relax, and enjoy for generations. Walk to just about everything you need right from your front door or choose to hop onto Deerfoot or Stoney Trail for a quick commute downtown or out of town. You're going to love living here!