

**1225, 3700 Seton Avenue SE
Calgary, Alberta**

MLS # A2280106



\$229,900

Division:	Seton		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	432 sq.ft.	Age:	2025 (1 yrs old)
Beds:	1	Baths:	1
Garage:	Off Street, Stall, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 260
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	MC-2
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: N/A

Welcome to The Lawrence2, a meticulously designed one-bedroom, one-bathroom residence offering 432 sq. ft. of well-planned living space. This thoughtfully crafted home features 9-foot ceilings and an 8-foot-wide patio door, allowing for an abundance of natural light and seamless access to the balcony with a gas hookup—ideal for outdoor entertaining. The kitchen has quartz countertops, tile backsplash, soft-close cabinetry, and premium stainless steel appliances. Convenience is further enhanced with in-suite laundry. Strategically located near walking trails, shopping centers, South Campus Hospital, and Deerfoot Trail, this home offers unparalleled connectivity and accessibility. The Lawrence 2 is available for immediate possession. For peace of mind, this home is backed by Alberta New Home Warranty, ensuring long-term quality and security.