

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

MLS # A2280106

\$229,900



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.