

**1408, 3700 Seton Avenue SE
Calgary, Alberta**

MLS # A2280121



\$279,900

Division: Seton

Type: Residential/Low Rise (2-4 stories)

Style: Apartment-Single Level Unit

Size: 533 sq.ft. **Age:** 2025 (1 yrs old)

Beds: 2 **Baths:** 1

Garage: Stall, Titled, Underground

Lot Size: -

Lot Feat: -

Water: -

Sewer: -

Condo Fee: \$ 315

LLD: -

Zoning: MC-2

Utilities: -

Heating: Baseboard, Hot Water, Natural Gas

Floors: Ceramic Tile, Vinyl Plank

Roof: Asphalt Shingle

Basement: -

Exterior: Wood Frame

Foundation: Poured Concrete

Features: No Animal Home, No Smoking Home

Inclusions: N/A

Welcome to the Curnoe 2 by Logel Homes—a well-designed unit featuring cabinets with full-height fronts, quartz countertops, and luxury vinyl plank flooring throughout, with tile in the bathroom. The upgraded kitchen includes a modern backsplash, premium sink and faucet, and comes with stainless steel appliances. Enjoy year-round comfort with air conditioning, plus the convenience of an in-suite washer and dryer. Nine-foot ceilings and large windows provide plenty of natural light. This home includes a titled parking stall and is backed by the Alberta New Home Warranty. Located close to shopping, public transit, and major routes like Deerfoot and Stoney Trail, it offers easy access across the city. With affordable condominium fees, this is a great opportunity to own a well-appointed home in a convenient location.