

**211, 4150 Seton Drive SE**  
**Calgary, Alberta**

**MLS # A2280026**



**\$345,000**

<b>Division:</b>	Seton		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	839 sq.ft.	<b>Age:</b>	2020 (6 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Front Drive, Garage Door Opener, Golf Cart Garage, Heated Garage, Owned		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Rubber	<b>Condo Fee:</b>	\$ 442
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Metal Siding , Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Cable, Electricity Connected, Natural Gas Connected,
<b>Features:</b>	Breakfast Bar, Closet Organizers, Double Vanity, Kitchen Island, Walk-In Closet(s)		
<b>Inclusions:</b>	light fixtures		

Overlooking the park. This beautifully designed 835 sq. ft. condo offers 2 bedrooms, 2 bathrooms, 9' ceilings, and an open-concept layout filled with loads of natural light. Welcome to Seton Park Place II, one of Calgary's most sought-after developments built by CedarGlen Living, the two-time "Builder of Choice" award winner. The modern kitchen features a stylish two-tone color scheme, quartz countertops, and stainless-steel appliances, flowing seamlessly into the living area and built-in dining space—perfect for entertaining. Enjoy impressive views of the regional park from the large second-floor balcony. The spacious primary bedroom includes a walk-in closet and 4-piece ensuite, while the second bedroom, additional 4-piece bath, and in-suite laundry add convenience. Step outside to discover unmatched amenities just moments away, including the world's largest YMCA, the South Health Campus, parks, pathways, and the vibrant Seton Urban District. This home offers the ideal blend of comfort, style, and walkable living in one of Calgary's fastest-growing communities.