

**204, 4150 Seton Drive SE**  
**Calgary, Alberta**

**MLS # A2283419**



**\$384,500**

<b>Division:</b>	Seton		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,074 sq.ft.	<b>Age:</b>	2019 (7 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 545
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Double Vanity, Elevator, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters		

**Inclusions:** N/A

**\*\*Priced to be SOLD!!\*\* NO HOA FEE\*Welcome home to Seton Park Place II! This bright second-floor CORNER UNIT faces south and east, flooding the space with natural sunlight throughout the day &mdash; perfect for boosting both your mood and overall well-being. Offering 1,068 sq ft, this beautifully appointed condo features 2 bedrooms and 2 full bathrooms, along with one titled heated UNDERGROUND PARKING stall and TWO storage lockers &mdash; a rare and valuable bonus. Inside, you&rsquo;ll love the abundance of windows, 9&rsquo; ceilings, luxury VINYL PLANK flooring, and the comfort of AIR CONDITIONING. The modern kitchen is designed for both style and function, complete with an extended island, QUARTZ countertops, and STAINLESS STEEL appliances &mdash; ideal for entertaining or everyday living. Step out from the dining area onto the wrap-around balcony and take in the open views. The spacious primary suite includes a 4-piece ensuite and a generous walk-in closet. A second bedroom and full bath provide flexibility for guests, family, or a home office. You&rsquo;ll also appreciate the convenience of full-size in-suite laundry and ample in-unit storage. This well-maintained, professionally managed complex offers reasonable condo fees and is pet-friendly (with board approval). The location truly is unbeatable. Situated in the heart of Seton, you&rsquo;re within a 10&dash;15 minute walk to the YMCA, Cineplex, Superstore, restaurants, shops, walking paths, playgrounds, and more exciting amenities still to come. Enjoy a quick commute to the South Health Campus and easy access to Deerfoot and Stoney Trail. Urban convenience meets lifestyle living &mdash; all in one exceptional home.**