

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

**MLS # A2304687**



**\$365,000**

<b>Division:</b>	Seton		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,156 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

**MOTIVATED SELLERS & PRICED TO SELL! NO HOA FEES | HEAT INCLUDED** Welcome to Seton Park Place III! This bright and spacious second-floor CORNER UNIT offers the perfect blend of comfort, style, and convenience. Facing south and east, this home is filled with natural sunlight all day long, creating a warm and inviting atmosphere throughout the year. Offering 1,068 sq ft of thoughtfully designed living space, this condo features 2 bedrooms, 2 full bathrooms, one TITLED heated underground parking stall, and TWO storage lockers & a rare find in condo living. Inside, you'll appreciate the modern finishes including ceilings, luxury VINYL PLANK flooring, AIR CONDITIONING, and an abundance of oversized windows. The stylish kitchen is both functional and elegant with QUARTZ countertops, STAINLESS STEEL appliances, and an extended island perfect for entertaining or casual dining. Step outside onto the wrap-around balcony and enjoy the open views and added outdoor living space. The spacious primary bedroom includes a walk-in closet and private 4-piece ensuite, while the second bedroom and full bathroom offer flexibility for guests, roommates, or a home office setup. Full-size in-suite laundry and additional storage complete the package. This professionally managed, pet-friendly complex (with board approval) offers excellent value with reasonable condo fees. Located in the heart of Seton, you're just a short walk to the YMCA, Cineplex, Superstore, restaurants, shops, parks, playgrounds, walking paths, and countless amenities. The South Health Campus is minutes away, with quick access to Deerfoot and Stoney Trail making commuting simple and convenient. Exceptional value, unbeatable location, and immediate possession potential & this is your opportunity to own in one of Calgary's most

sought-after communities.