

117, 4150 Seton Drive SE
Calgary, Alberta

MLS # A2305726



\$224,000

Division:	Seton		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	580 sq.ft.	Age:	2019 (7 yrs old)
Beds:	1	Baths:	1
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Exhaust Fan	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 294
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows		

Inclusions: N/A

Welcome to this beautifully maintained GROUND-FLOOR apartment in the vibrant and highly walkable community of SETON. Offering a bright and functional 1 BEDROOM, 1 BATHROOM layout, this home is a fantastic option for first-time buyers, downsizers, investors, or anyone looking for low-maintenance living in one of Calgary's most exciting southeast communities. Inside, you'll appreciate the modern open-concept design featuring VINYL PLANK FLOORING, stylish lighting, QUARTZ COUNTERTOPS, stainless steel appliances, a subway tile backsplash, and a large kitchen island with seating, creating an inviting space for everyday living and entertaining. The living room is comfortable and well laid out, with sliding patio doors that bring in natural light and provide direct access to your private ground-floor patio. One of the major benefits of this home is the convenience of GROUND-FLOOR LIVING. Enjoy easy access in and out of the building without relying on the elevator, a practical feature for pet owners, groceries, deliveries, guests, or anyone who simply values convenience. The patio provides an extension of your living space and offers quick access to the surrounding pathways and community amenities. The bedroom is well sized with a generous closet, while the 4-piece bathroom, large in-suite laundry/storage room, and thoughtful layout add to the everyday functionality of the home. This unit also includes TITLED UNDERGROUND PARKING and an ASSIGNED STORAGE LOCKER, adding excellent value and convenience. Seton is known for its exceptional lifestyle and walkability. From this location, you are close to the SOUTH HEALTH CAMPUS, the SETON YMCA, restaurants, coffee shops, grocery stores, shopping, professional services, parks, pathways, and everyday amenities. Whether you work nearby, enjoy

an active lifestyle, or simply want everything close to home, this location delivers. With quick access to major roadways, transit, and the growing Seton Urban District, this is a well-positioned opportunity to own in one of Calgary’s most convenient and amenity-rich communities.