

1211, 3700 Seton Avenue SE
Calgary, Alberta

MLS # A2305966



\$350,000

Division:	Seton		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	763 sq.ft.	Age:	2025 (1 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 436
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry		

Inclusions: None

Brand new, never lived-in 2 bedroom, 2 bathroom condo in the vibrant and growing community of Seton, offering 762 sq ft of thoughtfully designed living space. This bright unit features 9 ft ceilings, large windows that bring in abundant natural light, and durable vinyl plank flooring. The open-concept layout is complemented by a private balcony with open views. The modern kitchen is well-appointed with quartz countertops, stainless steel appliances, a pantry, and breakfast bar seating - ideal for both everyday living and entertaining. The space flows seamlessly into the living and dining areas, creating a functional and inviting environment. The primary bedroom includes a private ensuite with dual vanity, while the second bedroom offers flexibility for guests, a home office, or additional living space. A second full bathroom and convenient in-suite laundry add to the overall functionality. Located in a family-friendly neighbourhood close to shopping, restaurants, grocery stores, and entertainment, including a nearby movie theatre, South Health Campus, and the YMCA. Enjoy easy access to parks, dog parks, and scenic walking pathways, along with quick connectivity to Stoney Trail.