

2505, 3700 Seton Avenue SE
Calgary, Alberta

MLS # A2312050



\$345,000

Division:	Seton		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	762 sq.ft.	Age:	2025 (1 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 436
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	MC-2
Foundation:	-	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: n/a

Beautifully maintained TOP FLOOR 2 BEDROOM, 2 BATHROOM condo situated in the vibrant and fast-growing community of Seton! Offering 762 sq. ft. of thoughtfully designed living space, this bright and modern unit features 9 ft ceilings, large windows with abundant natural light, durable vinyl flooring, and a private balcony with open views. The stylish kitchen is beautifully finished with quartz countertops, stainless steel appliances, pantry storage flowing seamlessly into the open-concept living and dining areas, perfect for everyday living and entertaining. The spacious primary bedroom includes a private ensuite with dual vanities, while the second bedroom provides flexibility for guests, a home office, or additional living space. A second full bathroom and convenient in-suite laundry complete this functional layout. Perfectly situated in a highly sought-after pond-facing location, this home offers a peaceful setting while remaining close to everyday conveniences. Enjoy being just minutes from grocery stores, cafes, restaurants, boutique shopping, a movie theatre, South Health Campus, the world-class YMCA, parks, off-leash areas, and extensive walking and biking pathways. With easy access to major roadways and all the amenities Seton has to offer, this is an exceptional opportunity for first-time buyers, investors, or those looking to downsize in one of Calgary's most dynamic communities.