

**3107, 3700 Seton Avenue SE  
Calgary, Alberta**

**MLS # A2320780**



## \$399,900

|                  |                                     |               |                  |
|------------------|-------------------------------------|---------------|------------------|
| <b>Division:</b> | Seton                               |               |                  |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories)  |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit         |               |                  |
| <b>Size:</b>     | 912 sq.ft.                          | <b>Age:</b>   | 2026 (0 yrs old) |
| <b>Beds:</b>     | 2                                   | <b>Baths:</b> | 2                |
| <b>Garage:</b>   | Secured, Stall, Titled, Underground |               |                  |
| <b>Lot Size:</b> | -                                   |               |                  |
| <b>Lot Feat:</b> | -                                   |               |                  |

|                    |                                                                                                               |                   |        |
|--------------------|---------------------------------------------------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard, Hot Water                                                                                          | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Tile, Vinyl Plank                                                                                             | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                                                                                                             | <b>Condo Fee:</b> | \$ 540 |
| <b>Basement:</b>   | -                                                                                                             | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Wood Frame                                                                                                    | <b>Zoning:</b>    | MC-2   |
| <b>Foundation:</b> | Poured Concrete                                                                                               | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s) |                   |        |

**Inclusions:** NA

Welcome to sophisticated urban living in the heart of one of Calgary's most dynamic award-winning communities. Logel Homes proudly presents "The Cohen 2A"—an expertly crafted apartment condo in Seton West that seamlessly blends high-end functionality with an array of premium interior upgrades. Step into a bright, open-concept design defined by upscale luxury vinyl plank (LVP) flooring that flows seamlessly throughout the entire unit. The gourmet kitchen serves as a striking centerpiece, beautifully styled with extended 41-inch upper cabinetry, brilliant under-cabinet LED lighting, and a beautifully upgraded kitchen backsplash. Home chefs will appreciate the premium stainless steel appliance package, anchored by an upgraded, extra-wide 36-inch refrigerator. The thoughtful layout features upgraded plumbing fixtures throughout, adding a touch of modern elegance to every space. Both bathrooms are finished with timeless tile flooring, with the primary retreat boasting an extensively upgraded ensuite complete with dual sinks, a standalone walk-in shower and a custom built-in linen tower for maximum storage. Everyday comfort is paramount here. The home comes equipped with an air conditioner to keep you perfectly cool all summer long. Built to Logel Homes' industry-leading standards, you will also benefit from their award-winning Energy Recovery Ventilation (ERV) system for pristine indoor air quality, alongside advanced sound attenuation technology for maximum privacy. This unit comes complete with a titled underground parking stall and a private, secure storage locker. The location offers an unparalleled lifestyle in Seton, widely celebrated as Calgary's premier "South Urban District." Designed with true walkability in mind, your front door connects directly to miles of scenic pathways perfect for walking or cycling. You are just steps away

from a bustling retail hub featuring local coffee shops, grocery stores, trending restaurants, and boutique shopping. With the world-class Brookfield Residential YMCA and the South Health Campus just minutes away, this unit delivers the ultimate mix of modern luxury and effortless community convenience!