# \$384,900 - 116, 4350 Seton Drive Se, Calgary

MLS® #A2226895

### \$384,900

2 Bedroom, 2.00 Bathroom, 966 sqft Residential on 0.00 Acres

Seton, Calgary, Alberta

Welcome to this beautifully upgraded main-floor condo in the heart of Seton! Offering 2 bedrooms, 2 full bathrooms, and over 965 sq. ft. of open-concept living space, this unit is perfect for first-time buyers, downsizers, or investors. Enjoy panoramic southeast views from the spacious wraparound balconyâ€"ideal for morning coffee or evening relaxation. The modern kitchen features stylish two-tone cabinetry, quartz countertops, a designer tile backsplash, stainless steel appliances, and an oversized undermount sink. The bright dining area opens onto the balcony through large patio doors, while the generously sized living room is perfect for entertaining or unwinding at home. The primary suite includes a walk-in closet and a contemporary ensuite with double sinks and a large glass shower. A second bedroom, located on the opposite side of the unit for added privacy, is adjacent to the second full bathroomâ€"ideal for guests or a home office setup. Additional features include in-suite laundry, secure underground parking, and a private storage locker. Enjoy the convenience of being steps from the South Health Campus, YMCA, restaurants, shopping, and public transit, with easy access to major roadways. Don't miss this opportunity to own a main-floor unit in one of Calgary's fastest-growing and most desirable communities!







#### **Essential Information**

MLS® # A2226895 Price \$384,900

Bedrooms 2
Bathrooms 2.00
Full Baths 2
Square Footage 966
Acres 0.00
Year Built 2019

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

## **Community Information**

Address 116, 4350 Seton Drive Se

Subdivision Seton
City Calgary
County Calgary
Province Alberta
Postal Code T3M 3B1

#### **Amenities**

Amenities Bicycle Storage, Elevator(s), Parking, Snow Removal, Storage

Parking Spaces 1

Parking Parkade, Underground

#### Interior

Interior Features Breakfast Bar, Double Vanity, Pantry, Quartz Counters

Appliances Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator,

Washer, Window Coverings

Heating Baseboard Cooling Wall Unit(s)

# of Stories 4

#### **Exterior**

Exterior Features Balcony, Barbecue, BBQ gas line

Construction Brick, Vinyl Siding

## **Additional Information**

Date Listed June 2nd, 2025

Days on Market 40 Zoning DC

# **Listing Details**

Listing Office RE/MAX Complete Realty

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.