

# \$424,950 - 404, 4350 Seton Drive Se, Calgary

MLS® #A2215965

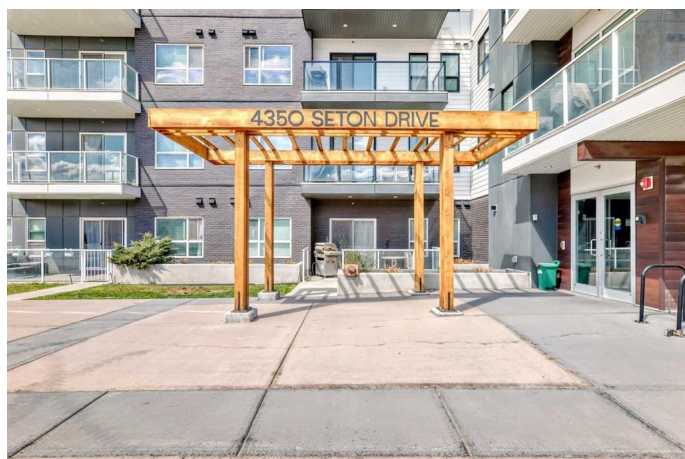
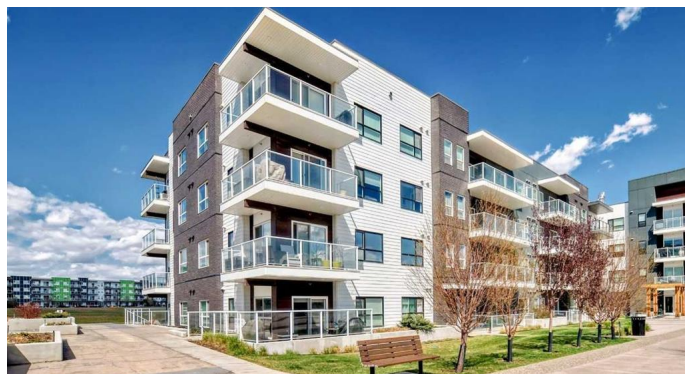
**\$424,950**

2 Bedroom, 2.00 Bathroom, 1,073 sqft

Residential on 0.00 Acres

Seton, Calgary, Alberta

Luxury condo in the ever popular & convenient community of Seton. Best location in the building & the largest suite available - Top floor, SW corner, 1072 sq ft with 2 bedrooms & 2 full bathrooms. The well appointed kitchen is the heart of this home with upgraded stainless appliances, large expanses of quartz counters, a dedicated pantry, several soft close deep drawers and a convenient sit up counter for casual meals. The open concept living continues with a spacious dining area flanked on both sides by big bright windows that open onto your wrap around balcony. Your balcony is sure to become your new favourite space, facing SW to enjoy the afternoon sunsets & views of the tops of the mountains but also positioned so you can watch the morning sunrise to the East. Back into the living room with lots of possibilities for furniture placement. Primary bedroom with walk in closet, a gorgeous en-suite with double sinks, quartz counters & a large walk in shower. Down the private hallway you'll find the second bedroom and 4 pc bathroom also with quartz counters. Perfect set up for room mates or company. Large in suite laundry room with tons of additional storage will be an appreciated bonus. The Extras: Air conditioned, Underground titled parking, assigned storage locker, secure bicycle storage room, luxury vinyl plank flooring runs seamlessly throughout, PET FRIENDLY allowing 2 furry friends up to a max of 40 kg's each with board approval. Seton is a lively



urban area in SE Calgary that is rich with amenities, parks & open spaces. Its modern design & lifestyle brings to life a multi-faceted community that allows people to play, work & learn where they live. Seton offers many amenities including Calgary's newest hospital, the South Health Campus, Calgary Public Library & the world's largest YMCA. This impressive facility offers residents an incredible number of amenities including a 50 meter pool, waterslide, diving platform, fitness facility, skating rinks, indoor track & a performance theatre.

Take in a movie, grab a bite to eat or buy some groceries - The Gateway Retail District has it all, Save-On-Foods, Superstore, Starbucks, Shoppers, Cineplex VIP Theatres & more.

Directly behind your new condo located in the green space between Seton Drive & Seton Park Rd. is a 6.4 hectare regional park. The City of Calgary has gathered public input on potential amenities for this space and the feedback was used to develop the master plan for the park that reflects community and regional needs. The new Seton Regional Park is anticipated to open for public use in 2028 - A place to play, relax, and enjoy for generations.

Walk to just about everything you need right from your front door or choose to hop onto Deerfoot or Stoney Trail for a quick commute downtown or out of town. You're going to love living here!

Built in 2019

## Essential Information

MLS® #	A2215965
Price	\$424,950
Bedrooms	2
Bathrooms	2.00

Full Baths	2
Square Footage	1,073
Acres	0.00
Year Built	2019
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	404, 4350 Seton Drive Se
Subdivision	Seton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3B1

### Amenities

Amenities	Elevator(s), Secured Parking, Visitor Parking, Bicycle Storage
Parking Spaces	1
Parking	Heated Garage, Titled, Underground

### Interior

Interior Features	No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Central Air Conditioner, Stove(s)
Heating	Baseboard, Natural Gas
Cooling	Central Air
# of Stories	4

### Exterior

Exterior Features	Balcony, BBQ gas line
Roof	Membrane
Construction	Composite Siding, Mixed
Foundation	Poured Concrete

### Additional Information

Date Listed	May 1st, 2025
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Days on Market	38
Zoning	DC

## **Listing Details**

Listing Office	RE/MAX First
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