

\$374,990 - 102, 4350 Seton Drive Se, Calgary

MLS® #A2149325

\$374,990

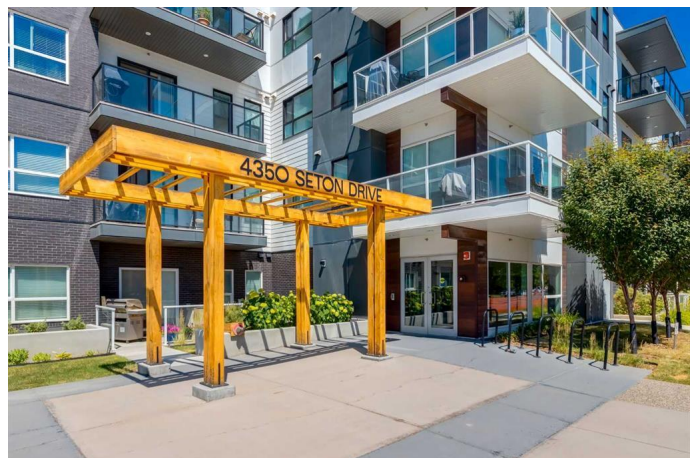
2 Bedroom, 2.00 Bathroom, 851 sqft

Residential on 0.00 Acres

Seton, Calgary, Alberta

Welcome to the heart of Seton, Calgary's vibrant new downtown! This sensational apartment is an ideal opportunity for first-time home buyers and savvy investors alike.

Perfectly situated within walking distance of the South Health Campus, the world's largest YMCA, and a variety of trendy shopping and dining destinations, this unit offers unbeatable convenience and excitement. Step into this stunning freshly painted main-level, two-bedroom, two-bathroom apartment and prepare to be impressed. The kitchen is a bright and inviting space, featuring a sleek stainless-steel appliance package, ample cabinetry, a generous kitchen island with a breakfast bar, and a convenient pantry. The primary bedroom is a luxurious retreat, complete with a spacious walk-in closet and an opulent four-piece ensuite bathroom boasting a large vanity with double sinks. The cleverly designed layout places the second bedroom next to the main four-piece bathroom and across the living room from the primary bedroom, ensuring maximum privacyâ€”perfect for roommates or potential tenants! The living room is a sunlit sanctuary, with abundant natural light streaming in and easy access to the south-facing patio through a glass sliding door. Additional highlights of this fabulous unit include a spacious laundry/storage room, an underground titled parking space and plenty of visitor parking in the parkade. Plus, you'll love the exceptional accessibility to public transportation. Don't



miss this incredible opportunity! Whether you're a first-time home buyer looking for the perfect place to call your own or an investor seeking a highly desirable rental property, this apartment has it all. Book your showing today and take the first step toward securing this fantastic investment!

Built in 2019

Essential Information

MLS® #	A2149325
Price	\$374,990
Sold Price	\$369,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	851
Acres	0.00
Year Built	2019
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	102, 4350 Seton Drive Se
Subdivision	Seton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3B1

Amenities

Amenities	Parking
Parking Spaces	1
Parking	Parkade, Secured, Titled, Underground

Interior

Interior Features	Breakfast Bar, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	None
# of Stories	4
Basement	None

Exterior

Exterior Features	BBQ gas line
Roof	Flat
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 13th, 2024
Date Sold	October 2nd, 2024
Days on Market	81
Zoning	DC
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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