



## 4250 Seton Drive Calgary Alberta

\$369,900

Welcome to this bright and beautifully maintained GROUND floor CORNER unit in the thriving community of Seton; one of Calgary's fastest growing neighbourhoods. This spacious 2 bedroom, 2 bathroom condo offers a functional open-concept layout designed for modern living. Featuring 9' ceilings, large windows that flood the space with natural light, and a stylish white kitchen complete with quartz countertops, extended breakfast bar and stainless steel appliances, this home checks every box. The well defined dining area and generous living space provide the perfect setting for entertaining or relaxing at the end of the day. Enjoy the convenience of in-suite laundry with a full-size washer and dryer. The oversized primary bedroom boasts a walk-in closet and a private 4-piece ensuite. Step outside to your expansive wraparound balcony with desirable south and west exposure--ideal for soaking up the sun. Additional highlights include a titled heated underground parking stall, bike storage, and extra storage space. The building backs onto green space and a future regional park, offering added privacy and beautiful surroundings. Unbeatable location! Just steps away from the world's largest YMCA, Calgary Public Library, VIP Cinema, and South Health Campus. Walking distance to transit, schools, parks, pathways, playgrounds, dog parks, and more. Enjoy easy access to Fish Creek Provincial Park, as well as quick connections to Stoney Trail and Deerfoot Trail. Seton offers an abundance of shopping, dining, grocery stores, coffee shops, childcare, medical and dental services—all at your doorstep. Don't miss this opportunity to own in one of South Calgary's most desirable communities. Book your private showing today—this is the perfect place to call home! (id:6769)

Primary Bedroom 12.17 Ft x 13.83 Ft

4pc Bathroom 8.42 Ft x 8.17 Ft

Other 8.42 Ft x 5.33 Ft

Kitchen 8.92 Ft x 15.25 Ft

Dining room 8.17 Ft x 9.08 Ft

Living room 9.17 Ft x 9.92 Ft

Bedroom 8.83 Ft x 11.75 Ft

4pc Bathroom 4.92 Ft x 8.00 Ft

Listing Presented By:



Originally Listed by:  
TREC The Real Estate Company

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW, Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca