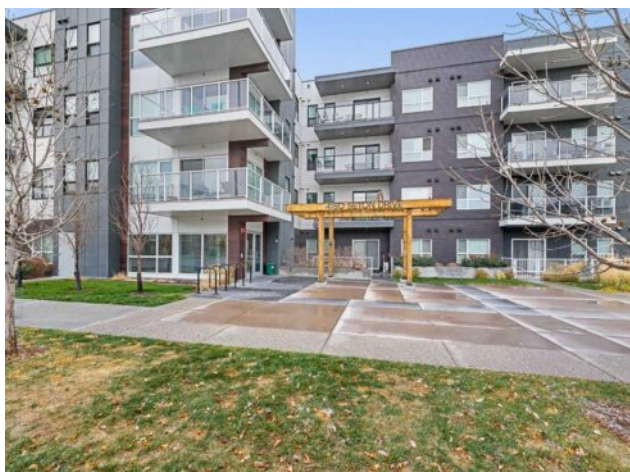


115, 4150 Seton Drive  
Calgary, Alberta

MLS # A2177731



## \$460,000

|                  |                                    |               |                  |
|------------------|------------------------------------|---------------|------------------|
| <b>Division:</b> | Seton                              |               |                  |
| <b>Type:</b>     | Residential/High Rise (5+ stories) |               |                  |
| <b>Style:</b>    | High-Rise (5+)                     |               |                  |
| <b>Size:</b>     | 967 sq.ft.                         | <b>Age:</b>   | 2020 (4 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                |
| <b>Garage:</b>   | Underground                        |               |                  |
| <b>Lot Size:</b> | -                                  |               |                  |
| <b>Lot Feat:</b> | -                                  |               |                  |

|                    |   |                   |        |
|--------------------|---|-------------------|--------|
| <b>Heating:</b>    | Baseboard   | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Vinyl   | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -   | <b>Condo Fee:</b> | \$ 463 |
| <b>Basement:</b>   | -   | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Brick, Composite Siding, Wood Frame   | <b>Zoning:</b>    | DC     |
| <b>Foundation:</b> | -   | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Breakfast Bar, Double Vanity, Elevator, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s) |                   |        |
| <b>Inclusions:</b> | n/a   |                   |        |

Modern spacious corner unit conveniently located on the main floor with access from the balcony as well. Not only you get over 950 SQFT of living, you also get a big wrap around balcony that faces to green space which gives you privacy and green zone in front of the backyard for the kids to run around. A/C wall unit in the hot days and 2 UNDERGROUND PARKING SPACES! cant get better than that! The unit located minutes walking to YMCA, Highschool, South campus hospital and Seton plaza where all the stores are located.

Make this beautiful unit your next home with large two bedroom. The main bedroom has its own bathroom and a walk in closet, the bedroom will easily fit a king size bed. This home has a very smart layout with a lot of space and privacy between the bedroom. Don't wait, call your favorite realtor today for tour!