

# \$369,900 - 116, 4350 Seton Drive Se, Calgary

MLS® #A2226886

**\$369,900**

2 Bedroom, 2.00 Bathroom, 966 sqft

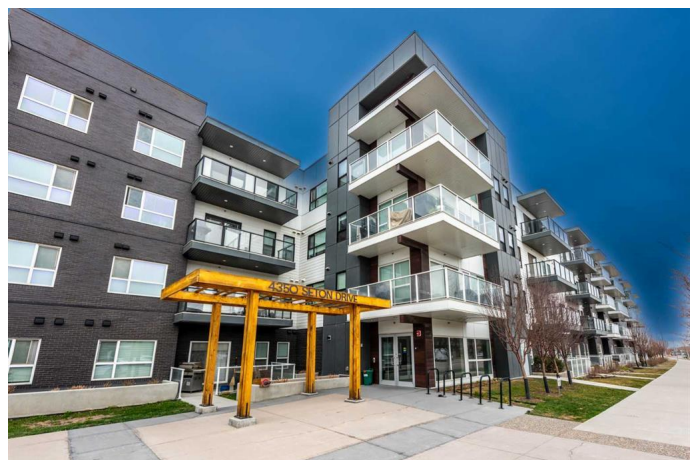
Residential on 0.00 Acres

Seton, Calgary, Alberta

Welcome to this beautifully appointed main-floor unit in the heart of Seton! This 2-bedroom, 2-bathroom condo offers an open-concept layout with over 965 sq. ft. of functional living space. The spacious wraparound balcony offers fantastic southeast views—perfect for morning sun and evening relaxation. The upgraded kitchen features premium two-tone cabinetry, quartz countertops, a stylish tile backsplash, stainless steel appliances, and an oversized undermount sink. The dining area opens directly onto the balcony through large patio doors, and the living room offers plenty of space for entertaining or relaxing. The primary bedroom includes a generous walk-in closet and a modern ensuite with double sinks and a large glass shower. The second bedroom is ideally positioned on the opposite side of the unit for privacy and is adjacent to the second full bathroom. Additional highlights include in-suite laundry, and an underground parking. Located just steps from South Health Campus, YMCA, Brookfield Residential Community Centre, restaurants, and retail. Quick access to transit, parks, and major roadways. Don't miss this opportunity to own a main-floor unit in one of Calgary's fastest-growing communities!

Built in 2019

## Essential Information



|                |                   |
|----------------|-------------------|
| MLS® #         | A2226886          |
| Price          | \$369,900         |
| 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           | None                                                                                          |
| # of Stories      | 4                                                                                             |

### Exterior

|                   |                        |
|-------------------|------------------------|
| Exterior Features | BBQ gas line, Barbecue |
| Construction      | Brick, Vinyl Siding    |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 30th, 2025 |
| Days on Market | 82                |
| Zoning         | DC                |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX Complete Realty |
|----------------|------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.