

# \$400,000 - 109, 4250 Seton Drive Se, Calgary

MLS® #A2221661

**\$400,000**

2 Bedroom, 2.00 Bathroom, 967 sqft

Residential on 0.00 Acres

Seton, Calgary, Alberta

Welcome to this beautiful 2-bedroom, 2-bathroom ground-floor corner unit in the vibrant, family-friendly community of Seton! Offering the perfect blend of style and convenience, this thoughtfully designed home welcomes you with a spacious foyer that opens into an open-concept living area ideal for everyday living and entertaining.

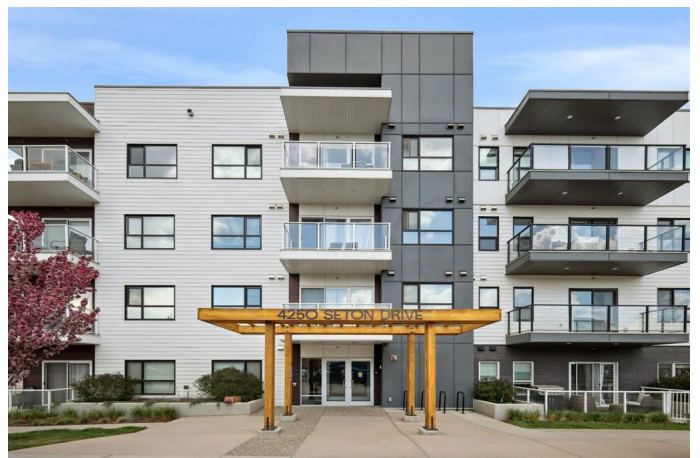
The modern kitchen features stone countertops, a breakfast bar, and stainless steel appliances, seamlessly flowing into a bright and spacious living room. Large windows bring in plenty of natural light, creating a warm and inviting atmosphere.

The primary bedroom is a peaceful retreat, complete with a walk-in closet and a 4-piece ensuite. A second generously sized bedroom and an additional 4-piece bathroom offer comfort and privacy for family or guests.

Step outside to your private, south-facing patio, where you can enjoy outdoor living with easy access—perfect for BBQs, relaxing in the sun, or letting pets out with ease.

Additional features include in-unit laundry, an underground parking stall, and a separate storage locker for added convenience.

Located in the heart of Seton, you're just steps from a massive park, the Brookfield YMCA, Seton Gateway retail plaza, restaurants,



grocery stores, and a VIP Cineplex movie theatre. Commuting is simple with quick access to Deerfoot Trail, Stoney Trail, and you're a short walk from the South Health Campus.

Don't miss this incredible opportunity to own a bright and spacious ground-level home in one of Calgary's fastest-growing communities—book your showing today!

Built in 2019

**Essential Information**

MLS® #	A2221661
Price	\$400,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	967
Acres	0.00
Year Built	2019
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	109, 4250 Seton Drive Se
Subdivision	Seton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M3B7

**Amenities**

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

## Interior

Interior Features	Open Floorplan, See Remarks, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Baseboard
Cooling	Central Air
# of Stories	4

## Exterior

Exterior Features	Balcony, BBQ gas line
Construction	Composite Siding, Wood Frame, Metal Frame

## Additional Information

Date Listed	May 16th, 2025
Days on Market	9
Zoning	DC

## Listing Details

Listing Office	Century 21 Masters
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