

# \$375,000 - 109, 4250 Seton Drive Se, Calgary

MLS® #A2221661

**\$375,000**

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.

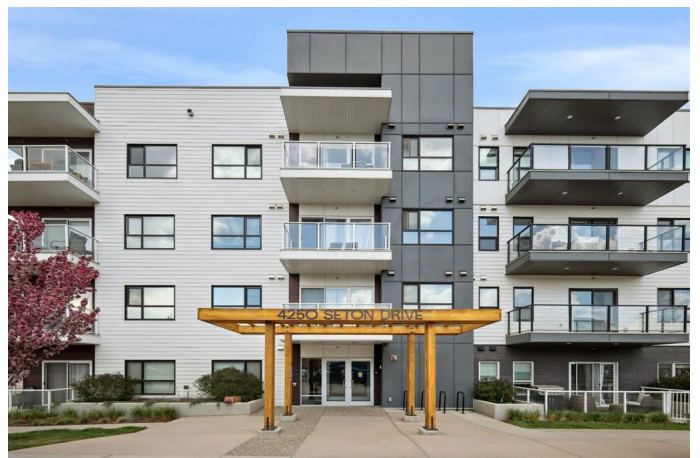
The modern kitchen features stone countertops, a breakfast bar, and stainless steel appliances, seamlessly flowing into a bright and spacious living room. Large windows bring in plenty of natural light, creating a warm and inviting atmosphere.

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	\$375,000
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	27
Zoning	DC

## Listing Details

Listing Office	Century 21 Masters
----------------	--------------------

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