

# \$439,900 - 2308, 3700 Seton Avenue Se, Calgary

MLS® #A2238158

**\$439,900**

2 Bedroom, 2.00 Bathroom, 859 sqft

Residential on 0.00 Acres

Seton, Calgary, Alberta

Modern 2 Bed, 2 Bath Condo with Stunning Pond Views! Welcome to this one-of-a-kind 2-bedroom, 2-bathroom condo offering comfort, style, and convenience – all in one perfect package! This spacious and bright unit features soaring 9 ft ceilings, large windows, durable vinyl plank flooring throughout the unit and breathtaking pond views that bring the outdoors in. The sleek, modern kitchen is a chef's dream with pantry, stainless steel appliances, quartz countertops, and plenty of space to entertain. The open layout flows beautifully into the living and dining areas. Enjoy the comfort of independent Wall A/C unit, in-suite laundry, and numerous upgrades that make daily living easy. The primary bedroom is a true retreat with a double-sink ensuite, bathroom tile flooring, and a walk-in closet. The unit features underground titled parking and assigned locker right behind the parking spot. Located in a family-friendly neighborhood, you're just steps from grocery stores, various shops, restaurants, movie theatre, South Health Hospital, the world's largest YMCA, and scenic walking pathways. This location truly offers the best of urban convenience and natural beauty. Don't miss your chance to own this exceptional condo – it's not just a home, it's a lifestyle! Digital staging was used for living/dining and bedrooms.

Built in 2025



## Essential Information

MLS® #	A2238158
Price	\$439,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	859
Acres	0.00
Year Built	2025
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information

Address	2308, 3700 Seton Avenue Se
Subdivision	Seton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3V3

## Amenities

Amenities	Elevator(s), Snow Removal, Trash, Visitor Parking
Parking Spaces	1
Parking	Titled, Underground
# of Garages	1

## Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Wall/Window Air Conditioner
Heating	Baseboard, Hot Water, Natural Gas
Cooling	Wall Unit(s)
# of Stories	5

## Exterior

Exterior Features	Balcony, Storage
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Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 10th, 2025
Days on Market	5
Zoning	MC-2
HOA Fees	375
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Greater Calgary Real Estate
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