

# \$309,900 - 421, 4350 Seton Drive Se, Calgary

MLS® #A2240129

**\$309,900**

2 Bedroom, 1.00 Bathroom, 624 sqft

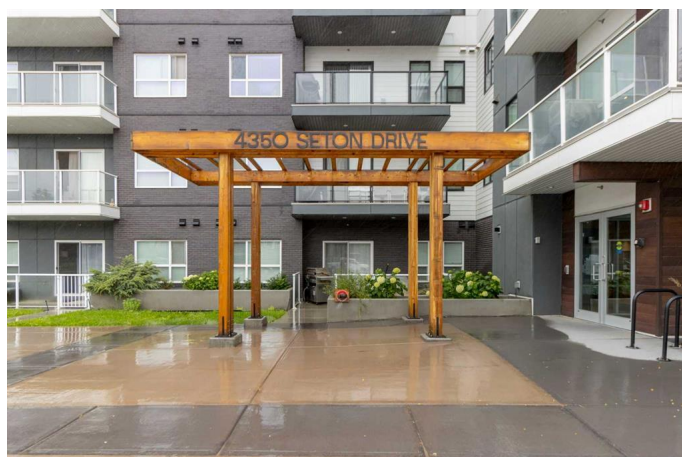
Residential on 0.00 Acres

Seton, Calgary, Alberta

Discover modern urban living in this sleek, open-concept two-bedroom, one-bathroom condominium nestled in Calgary's vibrant Seton community—an ideal first-time buyer's haven that pairs contemporary design with everyday convenience. From the moment you enter, you'll appreciate the seamless flow of living, dining, and kitchen spaces, all bathed in natural light from floor-to-ceiling windows and accentuated by elegant plank-style flooring.

The chef's kitchen is a sophisticated focal point, featuring expansive quartz countertops that crown the oversized island—perfect for meal prep, casual dining, or entertaining friends. Under modern pendant lighting, pristine white flat-panel cabinetry frames stainless-steel appliances, while a sleek subway-tile backsplash adds subtle texture. With ample storage, soft-close drawers, and a deep under-mount sink, this culinary workspace truly delivers on both form and function.

Flowing effortlessly from the kitchen, the living area invites you to relax or host at home. Slide the glass doors open to your private balcony—complete with a built-in gas hookup ready for summer barbecues—and take in views of the surrounding neighbourhood. This outdoor extension enhances the sense of spaciousness, creating an al fresco retreat for morning coffee or evening sunsets.



Retreat to two generously proportioned bedrooms, each offering plush carpeting, neutral-tone walls, and large closets for organizational ease. The primary suite easily accommodates a queen-size bed, while the secondary bedroom provides versatile space for guests, a home office, or creative hobby use.

Pamper yourself in the spa-inspired bathroom, where a subway-tile tub surround meets a single-slab quartz vanity and contemporary fixtures. A frameless mirror and LED task lighting complete this modern oasis, making your daily routine feel effortlessly luxurious.

Practicality is built in: enjoy the convenience of an in-suite laundry closetâ€”equipped with a stackable Samsung washer and dryer and integrated shelvingâ€”and rest assured with controlled-access entry, well-lit hallways, and an energy-efficient design highlighted by low-emissivity windows and LED lighting throughout. A titled underground parking stall and private storage locker provide secure space for your vehicle and seasonal gear.

Situated in the heart of Seton, this condo places daily essentials at your doorstep. Wander to Seton Market for fresh produce and specialty shops, or embrace active living at the nearby YMCAâ€”offering fitness classes, a swimming pool, and community programs. Outdoor enthusiasts will love the network of scenic parks and pathways weaving through the neighbourhood, perfect for cycling, jogging, or leisurely strolls. Commuters benefit from nearby bus stops and transit routes that deliver swift connections to downtown Calgary and beyond, while South Health Campus is just moments away for all your healthcare needs.

Built with sustainability in mind, this residence features water-saving fixtures and en

Built in 2019

**Essential Information**

MLS® #	A2240129
Price	\$309,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	624
Acres	0.00
Year Built	2019
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	421, 4350 Seton Drive Se
Subdivision	Seton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M3B1

**Amenities**

Amenities	Elevator(s), Secured Parking, Storage, Visitor Parking, Bicycle Storage, Trash
Parking Spaces	1
Parking	Titled, Underground
# of Garages	1

**Interior**

Interior Features	Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings, Electric Oven

Heating	Baseboard, Natural Gas, Boiler
Cooling	Rough-In
# of Stories	4

## Exterior

Exterior Features	Balcony, BBQ gas line
Roof	Flat Torch Membrane
Construction	Composite Siding, Metal Siding, Mixed, Wood Frame

## Additional Information

Date Listed	July 15th, 2025
Days on Market	55
Zoning	DC

## Listing Details

Listing Office	eXp 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.