

# \$368,880 - 308, 4350 Seton Drive Se, Calgary

MLS® #A2227140

**\$368,880**

2 Bedroom, 2.00 Bathroom, 838 sqft  
Residential on 0.00 Acres

Seton, Calgary, Alberta

**\*\*ATTENTION\*\*** Whether you're a first time homebuyer, investor, small family, or someone who works from home, this is the home you've been waiting for! Proudly built by Cedarglen Living, this 2 bedroom, 2 bathroom modern condo in the heart of Seton checks all the boxes and more. From the moment you step in, you'll feel the warmth and openness of a space that's been thoughtfully designed with both comfort and function in mind. The kitchen is bright and spacious, featuring an extended Long Island that's perfect for cooking, entertaining, or even casual dining. You'll love the sleek white cabinetry that stretches to the ceiling, full stainless steel appliance package, and yes a pantry for all your extra storage needs! To your right, the primary bedroom is your private retreat, complete with a 4 piece ensuite that includes a standing shower and double vanities, plus a large walk in closet to accommodate your entire wardrobe. On the opposite side of the unit, the second bedroom is conveniently located next to its own 4 piece bathroom this one featuring a bathtub where you can unwind and enjoy a soak with your favourite Epsom or bath salts after a long day. All living spaces including both bedrooms and the living room feature large windows that bring in abundant natural sunlight, creating a bright and uplifting atmosphere. You'll feel the fresh air flow through the space, and the sense of openness will make you feel at home the second you walk in. Step outside from the



living room and enjoy your private patio facing a quiet green space no neighbours behind! It's the perfect spot for a peaceful morning coffee or summer BBQs in the sun. Bonus features? Absolutely. You'll enjoy a spacious laundry room with tons of extra storage, TWO titled underground parking stalls side by side, an assigned storage locker, and a secure bike room. Located in arguably one of the best spots in Seton, this home is just steps from Superstore, VIP Cineplex, trendy cafés and restaurants, South Health Campus, and the largest YMCA in North America. Plus, it's just a couple of minutes to Deerfoot Trail for quick and easy commuting. This isn't just a condo it's a home that brings together style, functionality, and lifestyle. You must see it to believe it. You absolutely shouldn't miss this one. Book your private showing today and experience everything this home has to offer!

Built in 2019

### Essential Information

MLS® #	A2227140
Price	\$368,880
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	838
Acres	0.00
Year Built	2019
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	308, 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, Trash, Visitor Parking
Parking Spaces	2
Parking	Parkade, Underground

### **Interior**

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer
Heating	Baseboard
Cooling	None
# of Stories	4

### **Exterior**

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

### **Additional Information**

Date Listed	June 4th, 2025
Days on Market	12
Zoning	DC
HOA Fees	375
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Royal LePage Benchmark
----------------	------------------------

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.