

# \$385,000 - 416, 4350 Seton Drive Se, Calgary

MLS® #A2234564

**\$385,000**

2 Bedroom, 2.00 Bathroom, 976 sqft

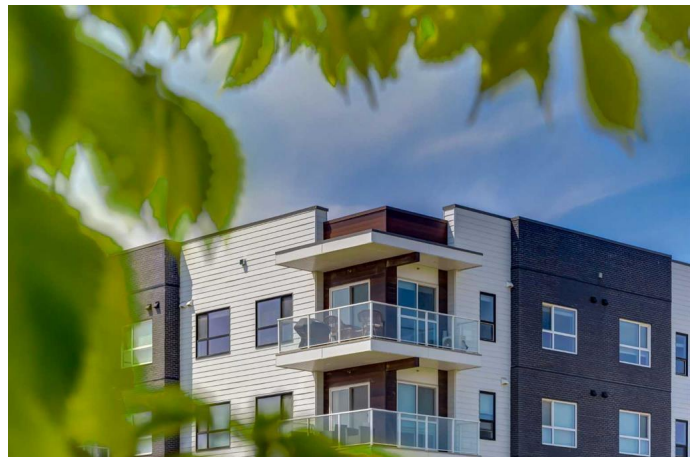
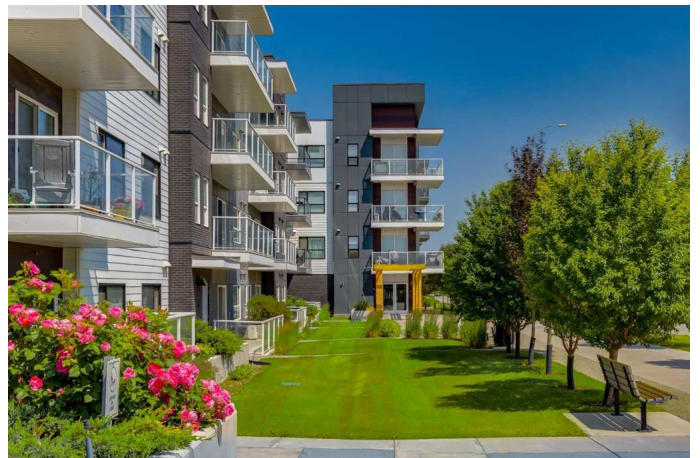
Residential on 0.00 Acres

Seton, Calgary, Alberta

Welcome to this exceptional top-floor corner unit in the heart of vibrant Seton! This beautifully appointed 2-bedroom, 2-bath condo offers unparalleled natural light with sun-soaked south and east exposure, siding a peaceful green space and sharing only one wall for enhanced privacy. The open-concept layout is thoughtfully designed with elegant two-toned cabinetry in white and espresso, sleek quartz countertops, designer lighting, and durable laminate flooring throughout. The stylish kitchen flows seamlessly into the spacious living and dining areas, creating the perfect setting for both entertaining and daily comfort.

The king-sized primary retreat features tranquil morning views, a custom walk-in closet, and a private ensuite with dual vanities, abundant storage, and a modern walk-in shower. The second bedroom is generously sized and located near a beautiful 4-piece main bath with a deep soaker tub. You'll love the convenience of in-suite laundry, a spacious front walk-in closet, and extra in-unit storage for everyday functionality. Additional highlights include titled underground parking, bike storage, and a secure parkade storage locker for your seasonal items. The private balcony includes a gas line for your BBQ, and low condo fees add to the value.

Built by Cedarglen Living, this pet-friendly building (allowing up to 2 pets, 40kg max)



offers an unbeatable location—just steps from the Seton YMCA, South Health Campus, shopping, restaurants, and endless walking paths. With quick access to Stoney Trail and major routes, this premium unit offers comfort, style, and convenience in one of Calgary’s most dynamic communities. A rare opportunity—schedule you

Built in 2019

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2234564          |
| Price          | \$385,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 976               |
| Acres          | 0.00              |
| Year Built     | 2019              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 416, 4350 Seton Drive Se |
| Subdivision | Seton                    |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3M 3B1                  |

**Amenities**

|                |                                                                                   |
|----------------|-----------------------------------------------------------------------------------|
| Amenities      | Visitor Parking, Bicycle Storage, Parking, Secured Parking, Snow Removal, Storage |
| Parking Spaces | 1                                                                                 |
| Parking        | Parkade                                                                           |

**Interior**

|                   |                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)                                      |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Baseboard                                                                                                              |
| Cooling           | Central Air                                                                                                            |
| # of Stories      | 4                                                                                                                      |

## Exterior

|                   |         |
|-------------------|---------|
| Exterior Features | Balcony |
| Construction      | Brick   |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 25th, 2025 |
| Days on Market | 38              |
| Zoning         | DC              |

## Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX iRealty Innovations |
|----------------|----------------------------|

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.