

LP: \$299,900
OP: \$299,900
CDOM: 40
Area: Calgary
Zone SE
Community: Seton 370
Postal Code: T3M 2V4
Condo Type: Conventional
Possession: /Negotiable
LP/SF: \$340.4



Class: Apartment
Type: Lowrise Apartment
Style: Single Level Unit
Year Built: 2018
LINC #: 0037930245
Legal Plan: 1810821 Blk: Lot:

Land Use: DC New Hm: Tax Amt/Yr: \$1,730/2019
Title to Land: Fee Simple Local Imp Amt:
Conform Rpt: HOA: No
Restrictions: Board Approval Condo Fee: 347/Monthly

Member Only Remarks: Please use Showing Time for all showing requests, Seller's have said 1 dog and 1 cat are allowed, board approval. Thanks for showing!

SELLER IS OFFERING FREE CONDO FEES FOR 6 MONTHS Own this Immaculate corner unit, main floor 2 bedroom, 2 bathroom in Seton II for approx. \$1300/month with only 5% down! Enjoy your upgraded kitchen that boasts stainless steel appliances, quartz countertops, extended cabinets & large island. This Home also has upgraded light fixtures, knock down & 9' ceilings, tile flooring in bathrooms w/quartz countertops & raised vanity heights, in suite laundry AND double wide shower in your ensuite! Don't forget to relax on your northwest facing balcony with steps down to walk to the greenspace just mins away! Step out the front door to a beautiful park/green space and public transportation. This building is dog & cat friendly with board approval! Unbelievable pride of ownership-this home shows like new, come take a tour today! 2 min walk to the new, largest YMCA and shopping!

Directions: Take Seton Blvd, turn right (south) onto 45St SE, turn right (west) onto Seton Dr, pass building and next right (north) turn onto 41St SE. Unit is on NW corner facing hospital. Visitor Parking across from unit, use steps to access back door.

Rooms & Measurements

Table with columns: Room Type, Dim/M, Dim/Ft, Level, Bedrooms A/T, Rms, Abv, 5 F/H Baths, 2/0. Includes rows for Living Rm, Dining Rm, Kitchen, Bedroom, Mstr Bed, Baths, EnSt Bth, Level, Main, Upper, Above Grade, Lower, Below Grade, Total A.G.

Property Information

Basement: -
Suite:
Construction: Wood Frame
Foundation:
Exterior: Asphalt Shingles
Roof Type: Asphalt Shingles
Front Exp: South
Parking: 1/Stall, Single Indoor, Heated, Parkade, Underground
Num Finished Lvl: 1
Features: Ceiling 9 ft., Deck, Patio, Windows - Vinyl
Site Influences: Golf Nearby, No Back Lane, Playground Nearby, Schools, Shopping Nearby
Goods Included: Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings-All
Goods Excluded:
Bsmnt Dev Permit:
Heating: Baseboard
Fin FP/Rgh-In: /
Lot Shape:
Lot Sq M:
Frntg X Depth:
Flooring: Carpet, Ceramic Tile, Laminate Flooring
Fuel: Electric
FP Fuel:

Condo Information

Condo Name: Z-name Not Listed
Mgmt Co/Phone: New Leaf Property Management/403-910-6480
Legal Desc: 1810821;91;UF 78
Legal Park Desc: 1810821;210;UF 1
Legal Stor Desc:
Total Units: 302
Post Tension: No
Condo Fee: \$347/Monthly
Fee Included: Exterior Maintenance, Insurance, Landscape and Snow Removal, Professional Management, Reserve Fund Contributions, Water/Sewer
Amenities: Visitor Parking
Restrictions: Board Approval
Condo Type: Conventional
Prk Plan Type: Titled
Park Stall #: 210
Storage Type: In Unit
Locker #:
Elevator: Yes
Floor #: 1/Ground
Total Floors: 4
End Unit: Yes
Unit Exposure: NW
Balcony: Yes
In-Suite Laundry: Yes
Reg Size: 83.400/898
Reg Size Includes: Interior Above Grade

Agent & Office Information

List REALTOR@: Dayla Fuller info@daylafuller.ca
List Firm: SPARK REAL ESTATE
Comm: 3.5% on the first \$100K & 1.5% on the bal
Seller: Kastaun
Ownership: Private
Exclusion/SRR: No/No
Appt: Must Confirm Appointment, ShowingTime
Appt Nm: Dayla 403-998-9616
Fax:
Occupancy: Seller
List Date: 08/27/2019
Expiry Date: 11/27/2019