

# \$424,900 - 2308, 3700 Seton Avenue Se, Calgary

MLS® #A2238158

**\$424,900**

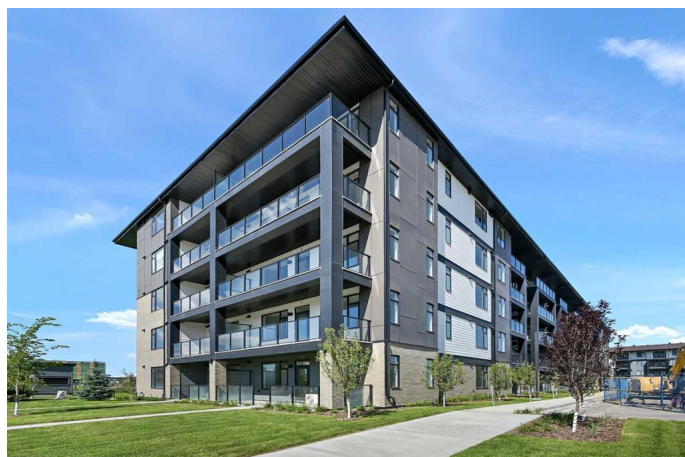
2 Bedroom, 2.00 Bathroom, 859 sqft

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          | \$424,900         |
| 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, Wall/Window Air Conditioner, Washer/Dryer |
| Heating           | Baseboard, Hot Water, Natural Gas                                                                       |
| Cooling           | Wall Unit(s)                                                                                            |
| # of Stories      | 5                                                                                                       |

## Exterior

|                   |                  |
|-------------------|------------------|
| Exterior Features | Balcony, Storage |
|-------------------|------------------|

|              |                 |
|--------------|-----------------|
| Construction | Wood Frame      |
| Foundation   | Poured Concrete |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 10th, 2025 |
| Days on Market | 24              |
| Zoning         | MC-2            |
| HOA Fees       | 375             |
| HOA Fees Freq. | ANN             |

**Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | Greater Calgary Real Estate |
|----------------|-----------------------------|

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