

**1317, 3700 Seton Avenue SE**  
**Calgary, Alberta**
**MLS # A2209564**

**\$369,900**

|                  |                                    |               |                  |
|------------------|------------------------------------|---------------|------------------|
| <b>Division:</b> | Seton                              |               |                  |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                  |
| <b>Size:</b>     | 698 sq.ft.                         | <b>Age:</b>   | 2025 (0 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                |
| <b>Garage:</b>   | Underground                        |               |                  |
| <b>Lot Size:</b> | -                                  |               |                  |
| <b>Lot Feat:</b> | -                                  |               |                  |

|                    |                           |                   |        |
|--------------------|---------------------------|-------------------|--------|
| <b>Heating:</b>    | Hot Water, Natural Gas    | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Ceramic Tile, Vinyl Plank | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt/Gravel            | <b>Condo Fee:</b> | \$ 410 |
| <b>Basement:</b>   | -                         | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Concrete, Wood Frame      | <b>Zoning:</b>    | MC-2   |
| <b>Foundation:</b> | -                         | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Elevator                  |                   |        |

**Inclusions:** N/A

The Findlay 2 offers a well-designed living space with quality standard features for comfort and convenience. This home includes 41" upper cabinetry, quartz countertops, and ceramic tile flooring in the bathroom, with vinyl plank flooring throughout the rest of the home. With 9-foot ceilings, the interior feels open and functional. A west-facing balcony provides a private outdoor space. The full stainless steel appliance package adds a modern touch. A titled, heated underground parking stall with additional storage is included for added convenience. Conveniently located within walking distance to shopping, the YMCA, and South Campus Hospital.