

# \$369,900 - 1317, 3700 Seton Avenue Se, Calgary

MLS® #A2209564

## \$369,900

2 Bedroom, 2.00 Bathroom, 698 sqft  
Residential on 0.00 Acres

Seton, Calgary, Alberta

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.



Built in 2025

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2209564          |
| Price          | \$369,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 698               |
| Acres          | 0.00              |
| Year Built     | 2025              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 1317, 3700 Seton Avenue Se |
| Subdivision | Seton                      |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3H 2P5                    |

## Amenities

|                |                                            |
|----------------|--------------------------------------------|
| Amenities      | Bicycle Storage, Elevator(s), Snow Removal |
| Parking Spaces | 1                                          |
| Parking        | Underground                                |

## Interior

|                   |                                                                                                                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Elevator                                                                                                                                                                                |
| Appliances        | Electric Stove, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Dryer, ENERGY STAR Qualified Refrigerator, ENERGY STAR Qualified Washer, Microwave, Wall/Window Air Conditioner |
| Heating           | Hot Water, Natural Gas                                                                                                                                                                  |
| Cooling           | Window Unit(s)                                                                                                                                                                          |
| # of Stories      | 4                                                                                                                                                                                       |

## Exterior

|                   |                      |
|-------------------|----------------------|
| Exterior Features | Balcony              |
| Roof              | Asphalt/Gravel       |
| Construction      | Concrete, Wood Frame |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 8th, 2025 |
| Days on Market | 86              |
| Zoning         | MC-2            |
| HOA Fees       | 375             |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Mountain View) |
|----------------|------------------------------------|

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