



**CORY PELCHAT**  
REALTOR®  
GRASSROOTS REALTY GROUP LTD.

**780-933-9938**  
pelchatsold@gmail.com

**2201, 3700 Seton Avenue SE**  
**Calgary, Alberta**

**MLS # A2279273**



**\$389,900**

<b>Division:</b>	Seton		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,000 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 580
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	MC-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, No Animal Home, No Smoking Home, Quartz Counters		

**Inclusions:** N/A

Logel Homes proudly presents the award-winning floor plan, The Atwood 3FS. The professionally designed interior includes air conditioning, 41" upper cabinets with soft-close doors and drawers, luxury vinyl plank flooring, designer tile, stainless steel appliances, pot lights, an 8' wide patio door, a storage locker, and titled parking. Be sure to inquire about Logel Homes' award-winning Energy Return Ventilation system and industry-leading sound attenuation. Situated in Seton West Phase 2, this community offers walkable amenities. Right at your doorstep, you can walk or bike along scenic pathways and enjoy numerous retail shopping experiences, including coffee shops, grocery stores, and restaurants.