

# \$349,900 - 1407, 3700 Seton Avenue Se, Calgary

MLS® #A2209744

**\$349,900**

2 Bedroom, 1.00 Bathroom, 583 sqft  
Residential on 0.00 Acres

Seton, Calgary, Alberta

The Richler 2 offers a well-planned living space with standard features designed for everyday convenience. The kitchen includes 41" upper cabinets, quartz countertops, and a full stainless steel appliance package. The bathroom features ceramic tile flooring, while vinyl plank flooring runs throughout the rest of the home. 9-foot ceilings add to the open feel, and air conditioning is included for added comfort. A dedicated in-suite laundry room provides extra storage and functionality. Enjoy a private balcony and the convenience of a heated, underground titled parking stall with additional storage. Located within walking distance to the South Campus Hospital, the YMCA, and shopping, the Richler 2 is move-in ready and comes backed by the Alberta New Home Warranty for added peace of mind.



Built in 2025

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2209744    |
| Price          | \$349,900   |
| Bedrooms       | 2           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 583         |
| Acres          | 0.00        |
| Year Built     | 2025        |
| Type           | Residential |

|          |                   |
|----------|-------------------|
| Sub-Type | Apartment         |
| Style    | Single Level Unit |
| Status   | Active            |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 1407, 3700 Seton Avenue Se |
| Subdivision | Seton                      |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3H 2P5                    |

### Amenities

|                |                                                            |
|----------------|------------------------------------------------------------|
| Amenities      | Elevator(s), Parking, Secured Parking, Snow Removal, Trash |
| Parking Spaces | 1                                                          |
| Parking        | Underground, Titled                                        |
| # of Garages   | 1                                                          |

### Interior

|                   |                                                                                                                                                                                        |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Elevator, No Animal Home, No Smoking Home, Quartz Counters, Storage                                                                                                                    |
| Appliances        | Electric Range, Garage Control(s), Microwave Hood Fan, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Dryer, ENERGY STAR Qualified Refrigerator, ENERGY STAR Qualified Washer |
| Heating           | Natural Gas, Hot Water                                                                                                                                                                 |
| Cooling           | Wall Unit(s)                                                                                                                                                                           |
| # of Stories      | 4                                                                                                                                                                                      |
| Basement          | None                                                                                                                                                                                   |

### Exterior

|                   |                      |
|-------------------|----------------------|
| Exterior Features | Balcony              |
| Roof              | Asphalt Shingle      |
| Construction      | Concrete, Wood Frame |
| Foundation        | Poured Concrete      |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 8th, 2025 |
| Days on Market | 24              |
| Zoning         | MC-1            |
| HOA Fees       | 375             |

HOA Fees Freq. ANN

Listing Details

Listing Office RE/MAX Real Estate (Central)



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