# \$469,900 - 4375 Seton Drive Se, Calgary

MLS® #A2209560

## \$469,900

3 Bedroom, 3.00 Bathroom, 1,376 sqft Residential on 0.00 Acres

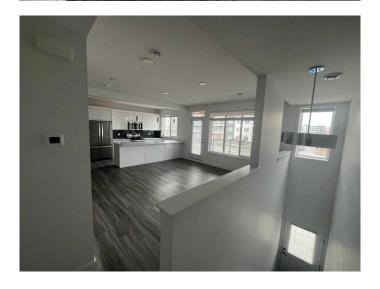
Seton, Calgary, Alberta

Welcome to this beautifully designed 3-bedroom, 3-bathroom townhouse, offering nearly 1,400 sq. ft. of modern living space. Built in 2021, this home features 9-foot ceilings, an open-concept layout, and numerous upgrades, including quartz countertops, stainless steel appliances, and luxurious vinyl plank flooring. Enjoy the abundance of natural light from large unobstructed windows and a sleek modern color palette. The unit boasts two spacious balconies, perfect for outdoor relaxation or entertaining, and a private, attached one-car garage. The primary suit boasts a large private bathroom and closet while the two additional spacious bedrooms share a second full bathroom. All 3 bedrooms have large unobstructed windows which receive ample natural lighting throughout the day. Your washer and dryer are well positioned on the upper level reducing the need to carry your laundry across multiple floors to get them washed.

Located in the heart of Seton, Calgary's premier community, you'II enjoy unmatched convenience and vibrant urban living. With parks, playgrounds, walking and biking paths, shops, restaurants, schools, the South Health Campus, a YMCA and even a skatepark nearby, there's always something to do. Seton combines residential, medical, commercial, and recreational spaces into one dynamic village, offering a lifestyle







that balances city convenience with natural charm. Don't miss your chance to call this exceptional property home!

#### Built in 2021

## **Essential Information**

MLS® # A2209560 Price \$469,900

Bedrooms 3
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,376 Acres 0.00 Year Built 2021

Type Residential

Sub-Type Row/Townhouse

Style Stacked Townhouse

Status Active

# **Community Information**

Address 4375 Seton Drive Se

Subdivision Seton
City Calgary
County Calgary
Province Alberta
Postal Code T3M 3A7

#### **Amenities**

Amenities None Parking Spaces 1

Parking Covered, Garage Door Opener, Garage Faces Rear, Insulated, Single

Garage Attached, Asphalt, Enclosed, Rear Drive

# of Garages 1

#### Interior

Interior Features High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters,

Recessed Lighting, Separate Entrance, Walk-In Closet(s)

Appliances Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator,

Washer/Dryer

Heating Central
Cooling None
Basement None

#### **Exterior**

Exterior Features Balcony, Private Entrance

Lot Description Front Yard, Paved

Roof Asphalt Shingle

Construction Stucco

Foundation Poured Concrete

## **Additional Information**

Date Listed April 11th, 2025

Days on Market 20 Zoning M-1

## **Listing Details**

Listing Office Comox Realty

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