

4659 SETON Drive, Calgary T3M3T9

MLS® #: **A2148315** Area: **Seton** Listing Date: **07/09/24** List Price: **\$269,900**
 Status: **Active** County: **Calgary** Change: **-\$5k, 30-Aug** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2023**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **464**
 Low Sqft:
 Ttl Sqft: **464**

DOM
69
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Stacked Townhouse**

Parking
 Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat: **Other**
 Park Feat: **Stall**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Laminate**
 Sewer: Ext Feat: **None** Water Source:
 Fnd/Bsmt: **Slab**
 Kitchen Appl: **Dishwasher,Dryer,Electric Range,Microwave Hood Fan,Refrigerator,Washer**
 Int Feat: **No Animal Home,No Smoking Home,Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	9`9" x 9`5"	4pc Bathroom	Main	8`8" x 4`11"
Laundry	Main	6`9" x 3`10"	Furnace/Utility Room	Main	3`1" x 3`10"
Kitchen With Eating Area	Main	8`7" x 9`8"	Living Room	Main	12`5" x 9`10"
Entrance	Main	5`3" x 8`7"	Other	Main	6`5" x 11`3"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$127

Fee Simple

M-1

Fee Freq:

Monthly

Legal Desc: 2310304

Remarks

Pub Rmks: **Location! Location! Location! Impressive main floor corner unit designed by Rohit Communities, in the sought after community of Seton in SE Calgary. Offering a 1 bed and 1 bath open concept floor plan, you will love! The Kitchen is fully equipped with attractive cabinetry that goes to the ceiling, a pantry, huge central island with Quartz counter-tops, and stainless-steel appliances. The adjoining Living area is bright and sunny with large windows and high ceilings throughout the entire space. The Primary Bedroom is a good size and has a large window for natural light. The 4 - piece bathroom is conveniently located just steps away from the laundry and extra storage. Luxury vinyl plank throughout with carpet in the bedroom. Leave your car at home and walk across the street to enjoy the community amenities which is walking distance to the Brookfield YMCA, South Health Campus, schools, shopping and trendy restaurants. Easy access to main roads. Professionally managed, pet friendly complex. A pleasure to show! Book your viewing today before it's gone!**

Inclusions: N/A
Property Listed By: URBAN-REALTY.ca

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







