

**4661 SETON Drive, Calgary T3M3T9**

MLS®#: **A2164386** Area: **Seton** Listing Date: **09/09/24** List Price: **\$506,000**  
 Status: **Active** County: **Calgary** Change: **None** 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: **1,224**  
 Low Sqft:  
 Ttl Sqft: **1,224**

DOM

**103**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

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

Access:  
 Lot Feat:  
 Park Feat: **Other**  
**Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Balcony**  
 Construction: **Stucco, Wood Frame**  
 Flooring: **Carpet, Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Central Air Conditioner, Dishwasher, Dryer, Electric Oven, Electric Range, Garage Control(s)**  
 Int Feat: **Kitchen Island, No Smoking Home, Quartz Counters**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	4`11" x 4`11"	Kitchen	Main	9`8" x 8`5"
Living Room	Main	11`4" x 16`1"	Dining Room	Main	7`11" x 7`9"
Entrance	Main	3`0" x 3`6"	Mud Room	Main	3`10" x 5`4"
4pc Bathroom	Upper	7`11" x 4`11"	Bedroom	Upper	10`9" x 9`0"
Bedroom - Primary	Upper	16`6" x 9`5"	4pc Ensuite bath	Upper	8`6" x 4`10"
Bedroom	Upper	10`9" x 8`11"	Walk-In Closet	Upper	4`10" x 5`4"
Balcony	Upper	12`5" x 3`2"	Foyer	Upper	7`5" x 7`11"

Condo Fee:  
**\$220**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-1**

Legal Desc: **2310304**

Remarks

Pub Rmks: **Discover Modern Living in Calgary's Award-Winning Seton Community! Step into this stunning townhouse, nestled in the heart of Seton—Calgary's Community of the Year for two years running. With modern design and exceptional features, this home perfectly blends comfort and style. Walk up to your spacious main level, where 9-ft ceilings and an open-concept layout create an inviting living space that flows seamlessly from the sleek kitchen to the dining and living areas. The chef's kitchen is a showstopper, boasting luxurious granite countertops, stainless steel appliances, and a convenient breakfast bar that overlooks the bright and airy living space. In the living room, oversized windows flood the space with natural light, and a door leads to your private balcony—ideal for relaxing on warm summer evenings. Head upstairs to the upper level, where your serene primary bedroom awaits, complete with a walk-in closet and a beautifully appointed 4-piece ensuite. Down the hall, you'll find two additional bedrooms, another full 4-piece bathroom, and a convenient laundry area with a washer and dryer. This unit also offers the added luxury of an attached garage. Don't miss your chance to own this modern gem in Seton, where lifestyle and convenience meet. Schedule your viewing today!**

Inclusions: **None**  
Property Listed By: **URBAN-REALTY.ca**

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











