



THE
A-TEAM

**RE/MAX
FIRST**

4327 SETON Drive, Calgary T3M 3A7

MLS®#: **A2174273**

Area: **Seton**

Listing Date: **10/21/24**

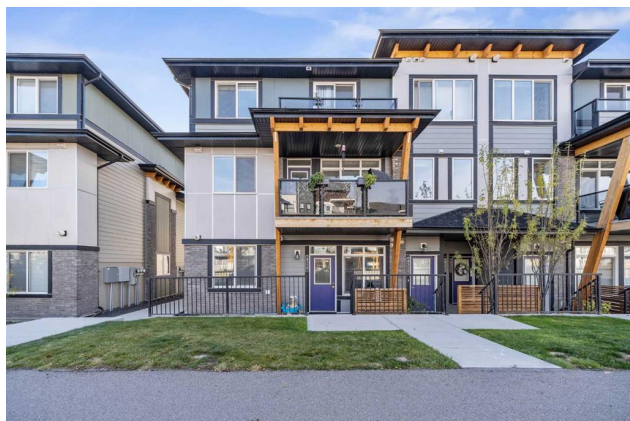
List Price: **\$329,000**

Status: **Active**

County: **Calgary**

Change: **-\$21k, 20-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2020**

Finished Floor Area
Abv Sqft: **625**
Low Sqft:
Ttl Sqft: **625**

DOM

43
Layout
Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Stacked Townhouse**

Lot Information

Lot Sz Ar:
Lot Shape:

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

Access:
Lot Feat: **City Lot,Street Lighting,Paved**
Park Feat: **Asphalt,Assigned,Stall**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **High Efficiency,Forced Air,Natural Gas**
Sewer: **Public Sewer**
Ext Feat: **Lighting**

Construction: **Wood Frame**
Flooring: **Tile,Vinyl Plank**
Water Source: **Public**
Fnd/Bsmt: **Poured Concrete,Slab**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Breakfast Bar,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Soaking Tub,Storage,Vinyl Windows**
Utilities: **Electricity Connected,Natural Gas Connected,Sewer Connected,Water Connected**

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	12`11" x 10`8"	Kitchen	Main	13`1" x 7`8"
Laundry	Main	7`10" x 6`2"	Bedroom - Primary	Main	11`4" x 9`10"
Bedroom	Main	10`1" x 8`6"	4pc Bathroom	Main	7`7" x 4`11"

Legal/Tax/Financial

Condo Fee:
\$147

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1

Legal Desc: **1910808**

Remarks

Pub Rmks: **Look No further! Experience the Seton lifestyle of convenience and elegance in this stunning 2-bedroom townhome (End Unit) with parking stall. It's priced competitively and attractively below similar units in the area. Crafted by the renowned builder Rohit, this home perfectly marries functionality with style, featuring timeless designer finishes throughout. Enjoy the beauty of laminate and tile flooring, luxurious quartz countertops, and the warm glow of designer lighting. Every detail, from the upgraded GOLD fixtures to the cabinet handles, has been meticulously selected for perfection. Located just a short walk from the South Health Campus and Seton's extensive amenities, including school, library, shopping centers, theaters and the world's largest YMCA, this townhome offers an unbeatable location. Enjoy the convenience of having all your daily needs within easy reach. The second bedroom provides ample space for a home office or guest accommodations, making this home adaptable to your needs. Ideal for professionals or anyone looking to enjoy the vibrant Seton community, this townhome is a perfect sanctuary. Take advantage of the exceptional walkability, explore a variety of restaurants, and indulge in the numerous shops that make this community unique. Experience the ultimate blend of comfort, style, and accessibility in this extraordinary townhome. Don't miss out—act now! Feel free to reach out if you need more information or want to schedule a viewing!**

Inclusions: **N/A**
Property Listed By: **RE/MAX House of Real Estate**

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



