

**4375 SETON Drive, Calgary T3M 3A7**

MLS®#: **A2181008** Area: **Seton** Listing **11/29/24** List Price: **\$489,999**  
 Status: **Active** County: **Calgary** Change: **-\$10k, 09-Dec** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **2021**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:

Lot Feat: **Front Yard,Paved**  
 Park Feat: **Asphalt,Covered,Enclosed,Garage Door Opener,Garage Faces Rear,Insulated,Rear Drive,Single Garage Attached**

DOM

**22**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **3 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Central**  
 Sewer:  
 Ext Feat: **Balcony,Private Entrance**

Construction: **Stucco**  
 Flooring: **Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer**  
 Int Feat: **High Ceilings,Kitchen Island,Open Floorplan,Quartz Counters,Recessed Lighting,Separate Entrance,Walk-In Closet(s)**  
 Utilities:

Room Information

| Room              | Level | Dimensions    | Room                     | Level | Dimensions    |
|-------------------|-------|---------------|--------------------------|-------|---------------|
| Bedroom           | Upper | 12`8" x 10`0" | Bedroom                  | Upper | 12`8" x 10`1" |
| Bedroom - Primary | Upper | 12`4" x 11`6" | 3pc Ensuite bath         | Upper | 8`5" x 5`0"   |
| 3pc Bathroom      | Upper | 8`6" x 5`0"   | 2pc Bathroom             | Main  | 4`10" x 4`11" |
| Living Room       | Main  | 25`0" x 9`10" | Kitchen With Eating Area | Main  | 25`0" x 9`0"  |

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$245

Fee Simple

M-1

Fee Freq:

Monthly

Legal Desc: 1910808

Remarks

Pub Rmks: **Welcome to this beautifully designed 3-bedroom, 3-bathroom townhouse, offering nearly 1,500 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 windows and a sleek modern color palette. The unit also boasts two spacious balconies, perfect for outdoor relaxation or entertaining, and a private, attached one-car garage. Located in the heart of Seton, Calgary's premier master-planned community, you'll 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!**

Inclusions: N/A  
Property Listed By: Comox Realty

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







