



THE
A-TEAM

**RE/MAX
FIRST**

4375 SETON Drive, Calgary T3M 3A7

MLS®#: **A2181008**

Area: **Seton**

Listing Date: **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**

Finished Floor Area

Abv Sqft: **1,483**
Low Sqft:
Ttl Sqft: **1,483**

DOM

54
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **3 Storey**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

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

Access:

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

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







