



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**4377 SETON Drive, Calgary T3M 3A7**

MLS®#: **A2183284**

Area: **Seton**

Listing Date: **12/16/24**

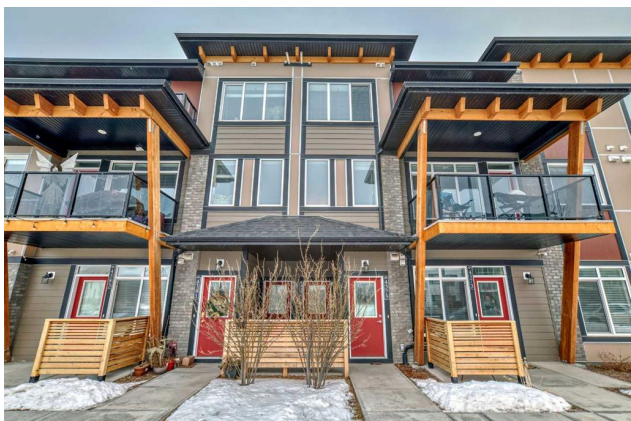
List Price: **\$499,999**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,348**  
Low Sqft:  
Ttl Sqft: **1,348**

DOM

**5**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **3 Storey**

Parking

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

Access:

Lot Feat: **See Remarks**  
Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Baseboard,Natural Gas**  
Sewer:  
Ext Feat: **Balcony,Lighting,Playground**

Construction: **Brick,Stucco,Vinyl Siding,Wood Frame**  
Flooring: **Carpet,Tile,Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer**  
Int Feat: **Kitchen Island,No Animal Home,Quartz Counters**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	3`8" x 3`3"	2pc Bathroom	Main	4`9" x 4`10"
Living Room	Main	13`1" x 17`1"	Dining Room	Main	15`4" x 8`10"
Furnace/Utility Room	Main	3`4" x 3`7"	Balcony	Main	6`8" x 9`2"
Kitchen With Eating Area	Main	8`10" x 12`1"	Pantry	Main	3`7" x 5`5"
Mud Room	Main	5`3" x 5`11"	Laundry	Upper	3`9" x 5`10"
4pc Bathroom	Upper	4`11" x 7`11"	Bedroom	Upper	9`10" x 9`6"
Bonus Room	Upper	8`1" x 8`5"	Bedroom	Upper	9`5" x 9`8"

**Balcony**  
**3pc Ensuite bath**

**Upper**  
**Upper**

**2`6" x 10`1"**  
**8`4" x 4`11"**

**Bedroom - Primary**  
**Walk-In Closet**  
Legal/Tax/Financial

**Upper**  
**Upper**

**10`3" x 13`4"**  
**4`9" x 6`4"**

Condo Fee:  
**\$250**

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

Zoning:  
**M-1**

Legal Desc: **1910808**

Remarks

Pub Rmks: **AN AMAZING TOWNHOUSE AWAITS YOU IN THE VIBRANT COMMUNITY OF SETON! Essential Seton is a well designed complex, it's accessible to public transport, YMCA, Hospital, Seton Centre, Shopping, Theaters, Restaurants, Banks and other amenities. It's a well maintained 3 storey townhome with vinyl plank flooring on the main floor and carpet on the upper floor, 9 feet ceiling, open concept living room and designer kitchen with trendy cabinets, quartz countertops, large centre island, stainless steel appliances and tile backsplash. There is also a 2 piece powder room on the main floor. Bedrooms in the upper level are of a great size and have ample closet space, the master bedroom has full ensuite with quartz counters and a walk-in closet. Second washroom on the upper floor hallway has quartz counters as well. The lower level has a single attached garage. Book your showing today!**

Inclusions: **None**  
Property Listed By: **CIR Realty**

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













