

# \$469,900 - 4375 Seton Drive Se, Calgary

MLS® #A2209560

**\$469,900**

3 Bedroom, 3.00 Bathroom, 1,376 sqft  
Residential on 0.00 Acres

Seton, Calgary, Alberta

Welcome to this beautifully designed 3-bedroom, 3-bathroom townhouse, offering nearly 1,400 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 unobstructed windows and a sleek modern color palette. The unit boasts two spacious balconies, perfect for outdoor relaxation or entertaining, and a private, attached one-car garage. The primary suit boasts a large private bathroom and closet while the two additional spacious bedrooms share a second full bathroom. All 3 bedrooms have large unobstructed windows which receive ample natural lighting throughout the day. Your washer and dryer are well positioned on the upper level reducing the need to carry your laundry across multiple floors to get them washed.

Located in the heart of Seton, Calgary's premier 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!

Built in 2021

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2209560          |
| Price          | \$469,900         |
| Bedrooms       | 3                 |
| Bathrooms      | 3.00              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,376             |
| Acres          | 0.00              |
| Year Built     | 2021              |
| Type           | Residential       |
| Sub-Type       | Row/Townhouse     |
| Style          | Stacked Townhouse |
| Status         | Active            |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 4375 Seton Drive Se |
| Subdivision | Seton               |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3M 3A7             |

### Amenities

|                |  |
|----------------|--|
| Amenities      | None   |
| Parking Spaces | 1  |
| Parking        | Covered, Garage Door Opener, Garage Faces Rear, Insulated, Single Garage Attached, Asphalt, Enclosed, Rear Drive |
| # of Garages   | 1  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance, Walk-In Closet(s) |
|-------------------|---|

|            |  |
|------------|--|
| Appliances | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating    | Central  |
| Cooling    | None   |
| Basement   | None   |

### **Exterior**

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Balcony, Private Entrance |
| Lot Description   | Front Yard, Paved         |
| Roof              | Asphalt Shingle           |
| Construction      | Stucco                    |
| Foundation        | Poured Concrete           |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 11th, 2025 |
| Days on Market | 13               |
| Zoning         | M-1              |

### **Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | Comox Realty |
|----------------|--------------|

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