

# \$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. Donâ€™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	17
Zoning	M-1

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.