



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

4695 Seton Drive SE
Calgary, Alberta

MLS # A2241806



\$449,900

| | | | |
|------------------|------------------------|---------------|------------------|
| Division: | Seton | | |
| Type: | Residential/Five Plus | | |
| Style: | 3 (or more) Storey | | |
| Size: | 1,387 sq.ft. | Age: | 2023 (2 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Single Garage Attached | | |
| Lot Size: | - | | |
| Lot Feat: | Landscaped | | |

| | | | |
|--------------------|--------------------------------|-------------------|--------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 221 |
| Basement: | None | LLD: | - |
| Exterior: | Brick | Zoning: | M-1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, Quartz Counters | | |
| Inclusions: | N/A | | |

Welcome to this beautifully appointed 3-bedroom townhome located in the vibrant and walkable community of Seton. Built by the award-winning Rohit Group, the Ferreira model seamlessly blends functionality with modern design, offering a thoughtfully laid-out floorplan and high-end finishes throughout. Step inside to find timeless designer touches including wide-plank laminate and tile flooring, quartz countertops, and elegant lighting that brings warmth and character to every space. The open-concept main living area is perfect for both relaxing and entertaining, while the versatile second bedroom can serve as a home office, guest room, or creative studio. Enjoy the convenience of a single attached garage, and a prime location just steps from the South Health Campus, schools, public library, Cineplex movie theatre, Seton Urban District shopping, and the world-renowned Seton YMCA – the largest in the world. Offered at a price below comparable units, this move-in ready home is ideal for professionals, first-time buyers, or anyone seeking a stylish, low-maintenance lifestyle in one of Calgary’s most dynamic neighborhoods.