



GRASSROOTS
REALTY GROUP

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4345 Seton Drive SE
Calgary, Alberta

MLS # A2245802



\$315,000

Division:	Seton		
Type:	Residential/Five Plus		
Style:	Townhouse-Stacked		
Size:	622 sq.ft.	Age:	2021 (4 yrs old)
Beds:	2	Baths:	1
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Lane, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 150
Basement:	None	LLD:	-
Exterior:	Brick, Composite Siding, Mixed	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Open Floorplan, Quartz Counters, Separate Entrance, Storage		

Inclusions: garage door opener and 1 remote, all window coverings

This bright main floor townhouse is located minutes away from the Seton YMCA and South Calgary Health campus and is not to be missed! You will enjoy the open floorplan featuring a good sized living room with access to your covered patio, a well appointed kitchen with plenty of cabinets, stainless appliances, quartz counters, and peninsula island with breakfast bar and plenty of natural light throughout. The ample sized primary bedroom, a second bedroom/den, 4 piece bath and laundry room complete this unit. From the laundry room you have direct access to your single attached garage. There are plenty of amenities, shops and restaurants within walking distance and you have great access to major thoroughfares.