



GRASSROOTS
REALTY GROUP

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111 Seton Row SE
Calgary, Alberta

MLS # A2261009



\$519,000

Division:	Seton		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,464 sq.ft.	Age:	2022 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions:	None
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NO CONDO FEES! Discover this BRIGHT AND BEAUTIFUL MODERN 3-bedroom, 2.5-bathroom 4-plex with an OVERSIZED ATTACHED SINGLE GARAGE, located in the vibrant community of Seton. As you enter the main foyer, you'll immediately appreciate the meticulous upkeep of this home. The main level features an inviting OPEN FLOOR PLAN with 9 ft ceilings and durable LVP FLOORING throughout the main floor. The kitchen is a chef's dream, boasting a LARGE ISLAND with QUARTZ COUNTERTOPS, STAINLESS STEEL APPLIANCES, and ample cupboard space. A convenient half bath and a closet-pantry complete this level. Upstairs, you'll find a SPACIOUS PRIMARY BEDROOM with a walk-in closet and a 3-PIECE ENSUITEBATHROOM. Two additional good-sized bedrooms provide plenty of room for family or guests, along with a 4-piece main bathroom and laundry. This SOUTH-FACING unit offers a generous balcony off the main level, perfect for BBQs, relaxation, or entertaining. Ideally situated just a short drive from South Health Campus, YMCA, JCS High School, Superstore, and a variety of shopping, dining, and business amenities. With easy access to Deerfoot and close proximity to Stoney Trail, your commute will be a breeze. DON'T MISS THE CHANCE TO MAKE THIS EXCEPTIONAL HOMEYOURS! Book your showing today!