



**GRASSROOTS**  
REALTY GROUP

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**4341 Seton Drive SE**  
**Calgary, Alberta**

**MLS # A2267492**



**\$449,900**

<b>Division:</b>	Seton		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,489 sq.ft.	<b>Age:</b>	2019 (7 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Garage Door Opener, Garage Faces Rear, Insulated, Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Landscaped, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 250
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Chandelier, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s)

**Inclusions:** -

This bright and stylish two-storey, two-bedroom home is a must-see. The open-concept main floor offers a welcoming family room with an electric fireplace and a beautifully designed two-toned kitchen featuring quartz countertops, stainless steel appliances, a pantry, and ample counter space. A separate dining area provides plenty of room, while a door off the main living area leads to a covered balcony, perfect for outdoor enjoyment. Upstairs, you'll find two spacious bedrooms, each with a full ensuite and a large walk-in closet. One bedroom also features a balcony, perfect for sipping your morning coffee or taking in the crisp fall air wrapped in your favourite sweater. Convenient upper-level laundry completes the space. Fresh paint and brand-new carpeting add to the home's move-in-ready appeal. Enjoy the ease of the single attached garage, which offers excellent storage with built-in racks, and the unbeatable location puts you steps from the South Health Campus, restaurants, shopping, a movie complex, and the world's largest YMCA, featuring a public library and state-of-the-art performance theatre. Spend your days exploring the parks, playgrounds, and pathways. Priced below comparable units, this move-in-ready home offers modern comfort, low-maintenance living, and exceptional value for professionals, first-time buyers, or investors.