



GRASSROOTS
REALTY GROUP

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4397 Seton Drive SE
Calgary, Alberta

MLS # A2284619



\$439,900

Division:	Seton		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,528 sq.ft.	Age:	2022 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	-		
Lot Feat:	City Lot		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 250
Basement:	None	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Open Floorplan, Recessed Lighting		

Inclusions: N/A

Welcome to this immaculately maintained, original-owner townhouse offering 1,527 sq ft of thoughtfully designed living space in the highly desirable community of Seton. This clean, move-in-ready home features 3 bedrooms, 2.5 bathrooms, and a single attached garage, delivering both comfort and functionality in a prime location. The open-concept main floor is bright and welcoming, showcasing a spacious living area, a well-appointed kitchen, and a generous dining space—ideal for everyday living and entertaining. Large windows allow for plenty of natural light, creating a warm and inviting atmosphere throughout. Upstairs, the primary bedroom offers a private ensuite and ample closet space, while two additional bedrooms and a full bathroom provide flexibility for family living, guests, or a home office. The layout is practical and efficient, maximizing usable space across all levels. Pride of ownership is evident throughout this well-cared-for home. Enjoy a low-maintenance lifestyle with the added convenience of being within walking distance to the Seton YMCA and South Health Campus, as well as nearby shopping, restaurants, schools, parks, and public transit. With easy access to major roadways, this location is ideal for professionals, families, and investors alike. A fantastic opportunity to own a quality townhouse in one of Calgary's most vibrant and amenity-rich communities.