



4143 Seton Drive SE
Calgary, Alberta

MLS # A2289562



\$395,000

Division:	Seton		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,259 sq.ft.	Age:	2018 (8 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Tandem		
Lot Size:	0.02 Acre		
Lot Feat:	Other		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 310
Basement:	None	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Double Vanity, French Door, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		
Inclusions:	None		

Welcome to this bright & airy 2 bed/2.5 bath townhome, close to playgrounds, shopping & the South Calgary Health Campus! The open concept main floor features high ceilings, luxury vinyl plank flooring throughout, and ample living & dining space for entertaining family & friends. The kitchen features contemporary cabinetry, quartz countertops, a large eat up peninsula, built in microwave, modern black & stainless appliances (electric range 2024) and built in water purifying system. Off the living room you'll find a spacious balcony for enjoying warm summer evenings. Upstairs, the primary bedroom features TWO walk in closets and a 3 pc ensuite w/large single vanity & quartz counter. The second bedroom features a large window & 4 pc ensuite w/quartz countertop. Completing the unit is the double tandem garage. Seton is a family friendly community with access to amazing amenities. A quick walk to the world's largest YMCA w/first class facilities, as well as a short walk to the South Calgary Health Campus, shopping, fantastic restaurants, grocery, fitness center & movie theatre make this community ideal. As well, its' easy access to Deerfoot Tr and Stoney Tr make commuting or heading to the mountains a breeze. Book your showing today!