



4697 SETON Drive SE
Calgary, Alberta

MLS # A2291690



\$345,000

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|------------------|-----------------------------|---------------|------------------|
| Division: | Seton | | |
| Type: | Residential/Five Plus | | |
| Style: | Townhouse-Stacked | | |
| Size: | 617 sq.ft. | Age: | 2023 (3 yrs old) |
| Beds: | 2 | Baths: | 1 |
| Garage: | Single Garage Attached | | |
| Lot Size: | - | | |
| Lot Feat: | Back Lane, Landscaped, Lawn | | |

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|--------------------|---|-------------------|--------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 154 |
| Basement: | None | LLD: | - |
| Exterior: | Brick, Composite Siding, Mixed | Zoning: | (M-1) |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Open Floorplan, Quartz Counters, Separate Entrance, Storage | | |
| Inclusions: | N/A | | |

Welcome to this bright and beautifully maintained main floor townhouse, ideally located in the highly sought-after community of Seton, just minutes from the Seton YMCA and South Health Campus. Offering the perfect blend of comfort, convenience, and modern design, this home is ideal for first-time buyers, downsizers, or investors alike. Step inside to discover a thoughtfully designed open-concept floor plan that maximizes both space and natural light. The inviting living room provides a comfortable space to relax or entertain and offers direct access to your private covered patio, perfect for enjoying morning coffee or unwinding in the evening. The well-appointed kitchen is both stylish and functional, featuring sleek quartz countertops, stainless steel appliances, ample cabinetry, and a convenient peninsula island with breakfast bar seating, making it ideal for casual dining and entertaining. Large windows throughout the home fill the space with abundant natural light, creating a warm and welcoming atmosphere. The spacious primary bedroom provides a peaceful retreat, while the second bedroom or versatile den can easily accommodate guests, a home office, or additional living space to suit your needs. A modern 4-piece bathroom and a dedicated laundry room add to the home's practicality and comfort. One of the standout features of this unit is the direct access from the laundry room to your single attached garage, offering added convenience and security, particularly during Calgary's winter months. Enjoy an exceptional location with an abundance of amenities just steps away, including shops, restaurants, grocery stores, parks, and entertainment options. With easy access to major roadways such as Deerfoot Trail and Stoney Trail, commuting throughout the city is effortless. This move-in ready home combines modern finishes, functional living space, and an

unbeatable location—a fantastic opportunity you won’t want to miss.