



GRASSROOTS
REALTY GROUP

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4695 seton Drive SE
Calgary, Alberta

MLS # A2211571



\$459,900

Division:	Seton		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,387 sq.ft.	Age:	2023 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 221
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar		

Inclusions: N/A

Experience the vibrant Seton lifestyle in this beautifully designed 3-bedroom townhome with a single attached garage. Thoughtfully priced below comparable units in the area, this home offers exceptional value. Built by the award-winning Rohit Group, the Ferreira model combines smart functionality with sophisticated style, featuring timeless designer finishes throughout. You'll find elegant laminate and tile flooring, quartz countertops, and curated lighting that adds warmth and character to every room. Just a short walk from the South Health Campus, this home is ideally situated near all of Seton's best amenities, including schools, a public library, shopping, movie theatres, and the world's largest YMCA. The second bedroom offers versatility, whether you need a guest room, home office, or creative space. This townhome is well-suited for professionals or anyone seeking a comfortable, stylish, and low-maintenance home in a dynamic and walkable neighborhood. Enjoy easy access to restaurants, shops, and daily conveniences, all while living in a space that feels like your personal retreat. Move-in ready and available immediately. Contact us today for more details or to arrange a private viewing.