# \$449,000 - 4155 Seton Drive Se, Calgary

MLS® #A2209226

## \$449,000

2 Bedroom, 3.00 Bathroom, 1,260 sqft Residential on 0.02 Acres

Seton, Calgary, Alberta

\*\* OPEN HOUSE SAT MAY 3rd 11-1\*\* Great Value in Seton â€" Just \$449,000! This beautifully designed townhome offers incredible value in one of Calgary's most desirable SE communities â€" Seton. Priced at just \$449,000, this is your chance to own a modern, move-in ready home near every amenity you could ask for. Inside, you'II find two spacious primary bedrooms, each complete with its own ensuite bathroom and walk-in closet â€" perfect for family, guests, or a private home office setup. The stylish kitchen features quartz countertops, stainless steel appliances, and plenty of prep space for cooking and entertaining. Enjoy air conditioning for year-round comfort, plus convenient upper-floor laundry just steps from your bedrooms. The bright and open main floor is filled with natural light, and the balcony off the front living room is ideal for morning coffee or evening relaxation. Parking is a breeze with a double tandem garage plus street parking out front for guests. Seton is the hub of the South â€" you're just 5 minutes from Deerfoot Trail, with quick access to shopping, schools, the South Health Campus Hospital, and the world-class Seton YMCA. Whether you're a first-time buyer, downsizer, or investor, this home checks all the boxes. Come see why Seton is one of Calgary's fastest-growing communities!







### **Essential Information**

MLS® # A2209226 Price \$449,000

Bedrooms 2
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,260 Acres 0.02 Year Built 2018

Type Residential

Sub-Type Row/Townhouse

Style 3 Storey
Status Active

# **Community Information**

Address 4155 Seton Drive Se

Subdivision Seton
City Calgary
County Calgary
Province Alberta
Postal Code T3M 3A6

#### **Amenities**

Amenities Park, Playground, Recreation Facilities

Parking Spaces 2

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features Built-in Features, Closet Organizers, Kitchen Island, Storage, Vinyl

Windows

Appliances Dishwasher, Dryer, Microwave, Refrigerator, Washer, Window

Coverings, Stove(s)

Heating Natural Gas, Baseboard

Cooling Central Air

# of Stories 3

Basement None

#### **Exterior**

Exterior Features Playground

Lot Description Landscaped, Low Maintenance Landscape, Rectangular Lot, Street

Lighting

Roof Asphalt Shingle

Construction Brick, Wood Frame, Composite Siding

Foundation Poured Concrete

## **Additional Information**

Date Listed April 10th, 2025

Days on Market 25

Zoning M-1

# **Listing Details**

Listing Office CIR Realty

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