

# \$454,900 - 4695 Seton Drive Se, Calgary

MLS® #A2211571

**\$454,900**

3 Bedroom, 3.00 Bathroom, 1,387 sqft

Residential on 0.00 Acres

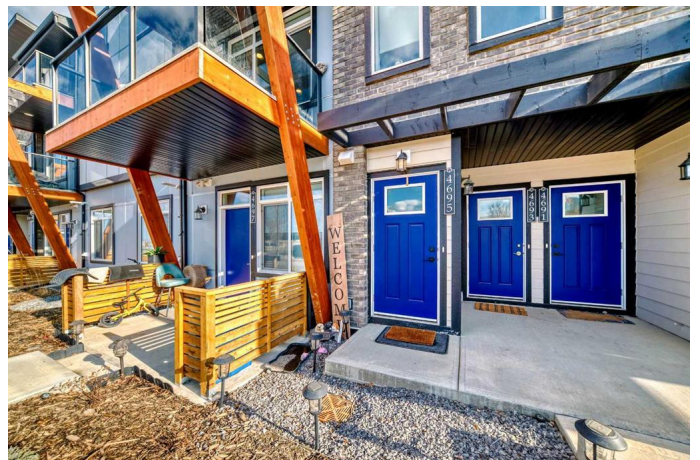
Seton, Calgary, Alberta

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.

Built in 2023



## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2211571      |
| Price          | \$454,900     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,387         |
| Acres          | 0.00          |
| Year Built     | 2023          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

## Community Information

|             |                     |
|-------------|---------------------|
| Address     | 4695 Seton Drive Se |
| Subdivision | Seton               |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3M 3T9             |

## Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 1                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Breakfast Bar  |
| Appliances        | Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | None   |
| Basement          | None   |

## Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Balcony, BBQ gas line |
|-------------------|-----------------------|

|                 |                 |
|-----------------|-----------------|
| Lot Description | Landscaped      |
| Roof            | Asphalt Shingle |
| Construction    | Wood Frame      |
| Foundation      | Poured Concrete |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 14th, 2025 |
| Days on Market | 70               |
| Zoning         | M-1              |

### **Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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