

# \$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	71
Zoning	M-1

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.