

4341 Seton Drive SE  
Calgary, Alberta

MLS # A2267492



\$459,900

|           |                                                                          |        |                  |
|-----------|--------------------------------------------------------------------------|--------|------------------|
| Division: | Seton                                                                    |        |                  |
| Type:     | Residential/Five Plus                                                    |        |                  |
| Style:    | 2 Storey                                                                 |        |                  |
| Size:     | 1,489 sq.ft.                                                             | Age:   | 2019 (6 yrs old) |
| Beds:     | 2                                                                        | Baths: | 2 full / 1 half  |
| Garage:   | Garage Door Opener, Garage Faces Rear, Insulated, Single Garage Attached |        |                  |
| Lot Size: | -                                                                        |        |                  |
| Lot Feat: | Back Lane, Landscaped, Treed                                             |        |                  |

Heating: Forced Air, Natural Gas

Floors: Carpet, Laminate

Roof: Asphalt Shingle

Basement: None

Exterior: Brick, Composite Siding, Wood Frame

Foundation: Poured Concrete

Features: Chandelier, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s)

Inclusions: -

Water: -

Sewer: -

Condo Fee: \$ 250

LLD: -

Zoning: M-1

Utilities: -

This bright and stylish two-storey, two-bedroom home is a must-see. The open-concept main floor offers a welcoming family room with an electric fireplace and a beautifully designed two-toned kitchen featuring quartz countertops, stainless steel appliances, a pantry, and ample counter space. A separate dining area provides plenty of room, while a door off the main living area leads to a covered balcony, perfect for outdoor enjoyment. Upstairs, you'll find two spacious bedrooms, each with a full ensuite and a large walk-in closet. One bedroom also features a balcony, perfect for sipping your morning coffee or taking in the crisp fall air wrapped in your favourite sweater. Convenient upper-level laundry completes the space. Fresh paint and brand-new carpeting add to the home's move-in-ready appeal. Enjoy the ease of the single attached garage, which offers excellent storage with built-in racks, and the unbeatable location puts you steps from the South Health Campus, restaurants, shopping, a movie complex, and the world's largest YMCA, featuring a public library and state-of-the-art performance theatre. Spend your days exploring the parks, playgrounds, and pathways. Priced below comparable units, this move-in-ready home offers modern comfort, low-maintenance living, and exceptional value for professionals, first-time buyers, or investors.