

\$449,900 - 4145 Seton Drive Se, Calgary

MLS® #A2109109

\$449,900

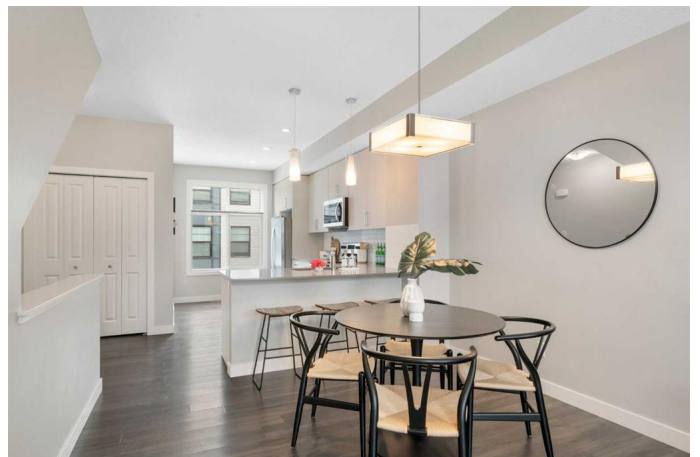
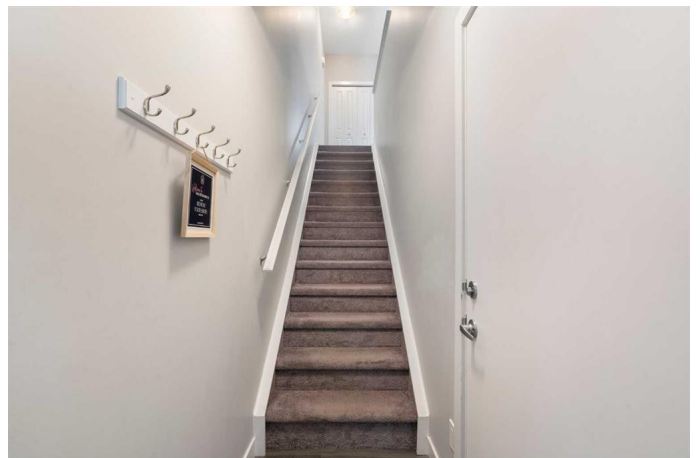
2 Bedroom, 3.00 Bathroom, 1,264 sqft

Residential on 0.00 Acres

Seton, Calgary, Alberta

**** OPEN HOUSE: Sat, Mar 9, from 2-4 PM ****

Uncover luxury and convenience in this captivating 2 BED, 2.5 BATH DOUBLE ENSUITE TOWNHOUSE – an exceptional opportunity in Seton's vibrant hub with LOW MAINTENANCE FEES, 1,264 SQUARE FEET of living space, and an ATTACHED DOUBLE GARAGE! This well-designed and thought-out floor plan ensures minimal maintenance and seamless accessibility with multiple entry points into the welcoming foyer. Upon arrival, the tandem garage accommodates a second vehicle and offers extra storage space with a concealed utility room, preserving valuable interior square footage. Moving to the second level, 9-foot ceilings, vinyl plank flooring, and balcony access allow an abundance of natural light to flood the spacious living room for a bright atmosphere that permeates throughout the home, ensuring comfort in every corner. Enjoy cooking and effortless entertaining in the south-facing, adjacent dining room and kitchen. Featuring modern cabinetry, quartz countertops, and stainless-steel appliances, complemented by a breakfast bar and a convenient two-piece powder room, this space is perfect for hosting gatherings and savouring culinary delights. Resting on the top floor, lined with plush carpeting, find the home's two bedrooms with large walk-in closets and private ensuites. The primary suite, positioned on the north side, boasts his and her closets and a three-piece ensuite, while the south-facing second bedroom offers a



spacious layout with a four-piece ensuite. Completing this level is the laundry room and the double linen closet for seamless functionality. Nestled in a coveted spot across from Seton's 16-acre Central Park and a convenient bus stop, this home is within walking distance to schools, the YMCA, and South Health Campus Hospital. Enjoy easy access to shopping, amenities, and dining options nearby for the ultimate convenience. Its proximity to Deerfoot and Stoney Trails, just a 5-minute drive away, and a 20-minute drive to downtown Calgary, make it an ideal choice for both downsizers and families seeking accessibility. Seize the remarkable value offered within these walls!

Built in 2018

Essential Information

MLS® #	A2109109
Price	\$449,900
Sold Price	\$455,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,264
Acres	0.00
Year Built	2018
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	4145 Seton Drive Se
Subdivision	Seton
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T3M 3A6

Amenities

Amenities	Park, Parking, Playground
Parking Spaces	2
Parking	Double Garage Attached, Tandem

Interior

Interior Features	Breakfast Bar, No Smoking Home, Open Floorplan, Quartz Counters
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

Exterior

Exterior Features	Private Entrance
Lot Description	Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 7th, 2024
Date Sold	March 15th, 2024
Days on Market	8
Zoning	M-1
HOA Fees	0.00

Listing Details

Listing Office	Zolo Realty
----------------	-------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.