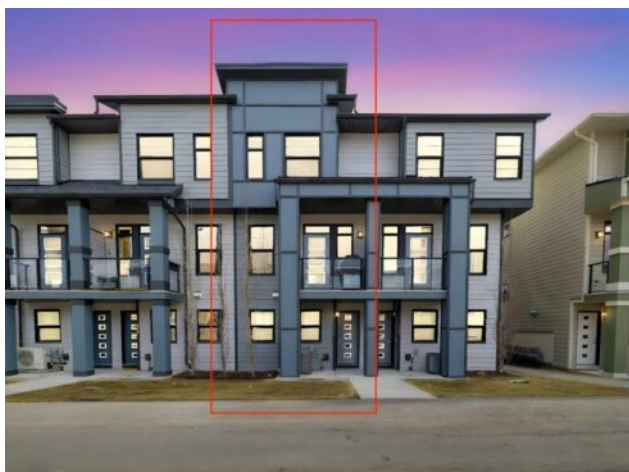


**4155 Seton Drive SE**  
**Calgary, Alberta**

**MLS # A2209226**



**\$449,000**

<b>Division:</b>	Seton		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,260 sq.ft.	<b>Age:</b>	2018 (7 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Landscaped, Low Maintenance Landscape, Rectangular Lot, Street Lighting		

**Heating:** Baseboard, Natural Gas

**Floors:** Vinyl

**Roof:** Asphalt Shingle

**Basement:** None

**Exterior:** Brick, Composite Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** Built-in Features, Closet Organizers, Kitchen Island, Storage, Vinyl Windows

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 287

**LLD:** -

**Zoning:** M-1

**Utilities:** -

**Inclusions:** N/A

**\*\* OPEN HOUSE SAT MAY 3rd 11-1\*\*** Great Value in Seton &ndash; Just \$449,000! This beautifully designed townhome offers incredible value in one of Calgary's most desirable SE communities &mdash; 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'll find two spacious primary bedrooms, each complete with its own ensuite bathroom and walk-in closet &mdash; 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 &mdash; 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!