

4695 Seton Drive SE
Calgary, Alberta

MLS # A2241806

\$449,900

Division:	Seton		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,387 sq.ft.	Age:	2023 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 221
Basement:	None	LLD:	-
Exterior:	Brick	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Quartz Counters		

Inclusions:	N/A
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Welcome to this beautifully appointed 3-bedroom townhome located in the vibrant and walkable community of Seton. Built by the award-winning Rohit Group, the Ferreira model seamlessly blends functionality with modern design, offering a thoughtfully laid-out floorplan and high-end finishes throughout. Step inside to find timeless designer touches including wide-plank laminate and tile flooring, quartz countertops, and elegant lighting that brings warmth and character to every space. The open-concept main living area is perfect for both relaxing and entertaining, while the versatile second bedroom can serve as a home office, guest room, or creative studio. Enjoy the convenience of a single attached garage, and a prime location just steps from the South Health Campus, schools, public library, Cineplex movie theatre, Seton Urban District shopping, and the world-renowned Seton YMCA — the largest in the world. Offered at a price below comparable units, this move-in ready home is ideal for professionals, first-time buyers, or anyone seeking a stylish, low-maintenance lifestyle in one of Calgary's most dynamic neighborhoods.