

**4707 Seton Drive SE
Calgary, Alberta**

MLS # A2217450



\$485,000

Division:	Seton		
Type:	Residential/Four Plex		
Style:	Townhouse		
Size:	1,405 sq.ft.	Age:	2023 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, Garage Door Opener, Garage Faces Rear, Insulated, Off Street, Si		
Lot Size:	-		
Lot Feat:	Landscaped		

Heating: High Efficiency, Forced Air, Natural Gas

Floors: Carpet, Linoleum, Tile, Vinyl Plank

Roof: Asphalt Shingle

Basement: None

Exterior: Brick, Composite Siding, Wood Frame

Foundation: Poured Concrete

Features: Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: \$ 221

LLD: -

Zoning: M-1

Utilities: -

Inclusions: N/A

OPEN HOUSE SATURDAY MAY 17 (10 AM - 1PM) Modern End-Unit Townhome in Seton | 3 Bed | 2.5 Bath | 1,522 Sq. Ft. | 2 Balconies | A/C | Attached Garage Welcome to Unit 4707 Seton Drive SE — a beautifully upgraded end-unit townhome offering 1,522 sq. ft. of thoughtfully designed living space in one of Calgary’s most vibrant and fast-growing communities. This stunning 3-bedroom, 2.5-bathroom home features a bright, open-concept main floor with 9’ ceilings, expansive windows, and luxury vinyl plank flooring throughout. The stylish living room flows seamlessly into the dining area and the gourmet kitchen, where you’ll find quartz countertops, a large island with seating for four, a pantry, and high-end stainless steel appliances—ideal for entertaining or daily family life. Step outside to enjoy two private balconies, including one with installed turf—perfect for morning coffee or unwinding after work. Upstairs, a versatile flex space offers an ideal spot for a home office or study area, while the convenient upstairs laundry adds to the home’s practical layout. The spacious primary bedroom boasts a walk-in closet and a 4-piece ensuite, while one of the additional bedrooms features its own private balcony, making it perfect for guests or family members. A second full bathroom serves 2 remaining bedrooms, offering comfort and convenience. A rare find in Seton, this unit comes with an attached garage and ample visitor parking nearby. Central air-conditioning ensures year-round comfort, and as an end unit, you’ll enjoy added privacy, extra windows, and a quiet, upscale feel. Located just minutes from Seton’s urban district—home to the South Health Campus, YMCA, shopping, dining, and the future Green Line LRT—this home is the perfect blend of style, function, and location. Whether you’re a

first-time buyer, growing family, or smart investor, this home offers incredible value in a sought-after community. Don't miss out on this exceptional opportunity. Book a private showing today!