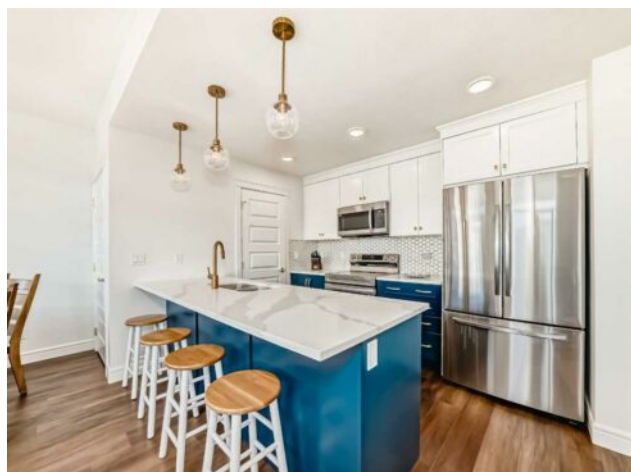


4663 Seton Drive
Calgary, Alberta

MLS # A2221108



\$449,900

Division:	Seton		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,190 sq.ft.	Age:	2023 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	2.33 Acres		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 221
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home, Pantry, Soaking Tub		

Inclusions: window coverings

Welcome to this stylish and spacious townhouse featuring 3 bedrooms and 2.5 bathrooms, perfect for families or anyone seeking comfort and convenience. Just a few years old, this home offers a beautifully designed kitchen with modern finishes, ideal for cooking and entertaining. Stay cool all summer with central air conditioning, and enjoy outdoor living on the private patio complete with a BBQ gas line — perfect for weekend grilling. Located in a vibrant, family-friendly community, this home is within walking distance to schools, shopping, and the YMCA, making daily life effortless and enjoyable. Don’t miss this move-in-ready gem in an unbeatable location!