

**4341 Seton Drive SE
Calgary, Alberta**

MLS # A2267492



\$449,900

Division:	Seton		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,489 sq.ft.	Age:	2019 (7 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Garage Door Opener, Garage Faces Rear, Insulated, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Lane, Landscaped, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 250
Basement:	None	LLD:	-
Exterior:	Brick, Composite Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-

Features: Chandelier, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s)

Inclusions: -

This bright and stylish two-storey, two-bedroom home is a must-see. The open-concept main floor offers a welcoming family room with an electric fireplace and a beautifully designed two-toned kitchen featuring quartz countertops, stainless steel appliances, a pantry, and ample counter space. A separate dining area provides plenty of room, while a door off the main living area leads to a covered balcony, perfect for outdoor enjoyment. Upstairs, you'll find two spacious bedrooms, each with a full ensuite and a large walk-in closet. One bedroom also features a balcony, perfect for sipping your morning coffee or taking in the crisp fall air wrapped in your favourite sweater. Convenient upper-level laundry completes the space. Fresh paint and brand-new carpeting add to the home's move-in-ready appeal. Enjoy the ease of the single attached garage, which offers excellent storage with built-in racks, and the unbeatable location puts you steps from the South Health Campus, restaurants, shopping, a movie complex, and the world's largest YMCA, featuring a public library and state-of-the-art performance theatre. Spend your days exploring the parks, playgrounds, and pathways. Priced below comparable units, this move-in-ready home offers modern comfort, low-maintenance living, and exceptional value for professionals, first-time buyers, or investors.