

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.