

# \$464,900 - 4307 Seton Drive Se, Calgary

MLS® #A2254599

**\$464,900**

3 Bedroom, 3.00 Bathroom, 1,542 sqft

Residential on 0.00 Acres

Seton, Calgary, Alberta

Introducing the exquisite end-unit 'Ferrera' townhouse, crafted by the award-winning Rohit. This elegant residence features three bedrooms, two and a half bathrooms, and a private attached garage, all nestled in the vibrant heart of Seton, Calgary's New Urban District.

Convenience is key, as this property is within walking distance to the South Health Campus and the rapidly expanding Seton shopping district. The thoughtfully designed open-concept main living area offers an ideal setting for entertaining guests, while the spacious kitchen boasts quartz countertops, designer fixtures, and stainless steel appliances, seamlessly connecting to the living and dining spaces.

The upper level showcases a luxurious master bedroom complete with a full ensuite and a walk-in closet, alongside an additional full bathroom and two more well-appointed bedrooms, making it perfect for a small family. Experience the exceptional lifestyle this townhome provides, with easy access to daily amenities and the comfort of a beautifully crafted home with an attached garage. Book your viewing today!

Built in 2019

## Essential Information

MLS® #                      A2254599

Price                         \$464,900



|                |                   |
|----------------|-------------------|
| Bedrooms       | 3                 |
| Bathrooms      | 3.00              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,542             |
| Acres          | 0.00              |
| Year Built     | 2019              |
| Type           | Residential       |
| Sub-Type       | Row/Townhouse     |
| Style          | Stacked Townhouse |
| Status         | Active            |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 4307 Seton Drive Se |
| Community   | Seton               |
| Condo       | Z-name Not Listed   |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3M 3A7             |

### Amenities

|                |                           |
|----------------|---------------------------|
| Amenities      | Park, Parking, Playground |
| Parking Spaces | 1                         |
| Parking        | Single Garage Attached    |
| # of Garages   | 1                         |

### Interior

|                   |                                                                                          |
|-------------------|------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Kitchen Island, Open Floorplan, Recessed Lighting                         |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer |
| Heating           | Forced Air                                                                               |
| Cooling           | None                                                                                     |
| Basement          | None                                                                                     |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Lighting        |
| Lot Description   | Landscaped      |
| Roof              | Asphalt Shingle |

|              |                                     |
|--------------|-------------------------------------|
| Construction | Brick, Composite Siding, Wood Frame |
| Foundation   | Poured Concrete                     |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 5th, 2025 |
| Days on Market | 61                  |
| Zoning         | M-1                 |
| HOA Fees       | 375                 |
| HOA Fees Freq. | ANN                 |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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