

# \$455,000 - 4155 Seton Drive Se, Calgary

MLS® #A2209226

**\$455,000**

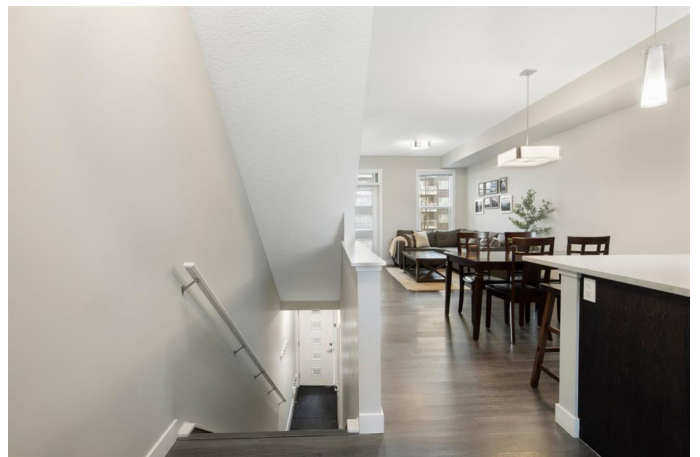
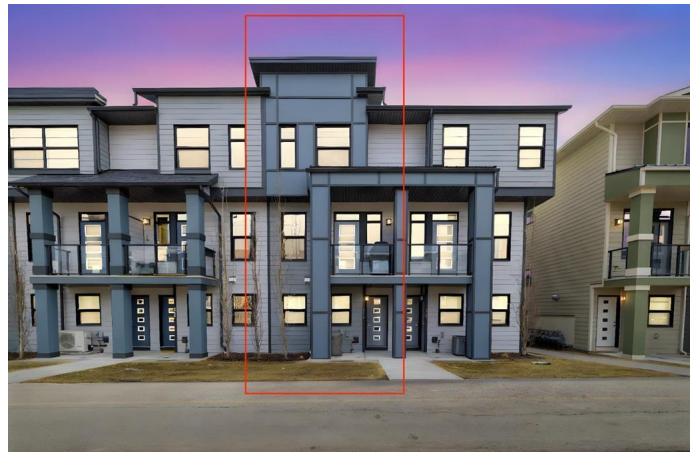
2 Bedroom, 3.00 Bathroom, 1,260 sqft

Residential on 0.02 Acres

Seton, Calgary, Alberta

**\*\* OPEN HOUSE APRIL 26th & APRIL 27TH  
1:00p.m-3:00p.m\*\*** Great Value in Seton â€“ Just \$455,000! This beautifully designed townhome offers incredible value in one of Calgaryâ€™s most desirable SE communities â€“ Seton. Priced at just \$455,000, this is your chance to own a modern, move-in ready home near every amenity you could ask for. Inside, youâ€™ll find two spacious primary bedrooms, each complete with its own ensuite bathroom and walk-in closet â€“ perfect for family, guests, or a private home office setup. The stylish kitchen features quartz countertops, stainless steel appliances, and plenty of prep space for cooking and entertaining. Enjoy air conditioning for year-round comfort, plus convenient upper-floor laundry just steps from your bedrooms. The bright and open main floor is filled with natural light, and the balcony off the front living room is ideal for morning coffee or evening relaxation. Parking is a breeze with a double tandem garage plus street parking out front for guests. Seton is the hub of the South â€“ youâ€™re just 5 minutes from Deerfoot Trail, with quick access to shopping, schools, the South Health Campus Hospital, and the world-class Seton YMCA. Whether youâ€™re a first-time buyer, downsizer, or investor, this home checks all the boxes. Come see why Seton is one of Calgaryâ€™s fastest-growing communities!

Built in 2018



## Essential Information

MLS® #	A2209226
Price	\$455,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,260
Acres	0.02
Year Built	2018
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

## Community Information

Address	4155 Seton Drive Se
Subdivision	Seton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3A6

## Amenities

Amenities	Park, Playground, Recreation Facilities
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Built-in Features, Closet Organizers, Kitchen Island, Storage, Vinyl Windows
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	Central Air
# of Stories	3
Basement	None

## Exterior

Exterior Features	Playground
Lot Description	Landscaped, Low Maintenance Landscape, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Brick, Composite Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 10th, 2025
Days on Market	16
Zoning	M-1

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.