

# \$499,000 - 4339 Seton Drive Se, Calgary

MLS® #A2263367

**\$499,000**

3 Bedroom, 3.00 Bathroom, 1,517 sqft

Residential on 0.00 Acres

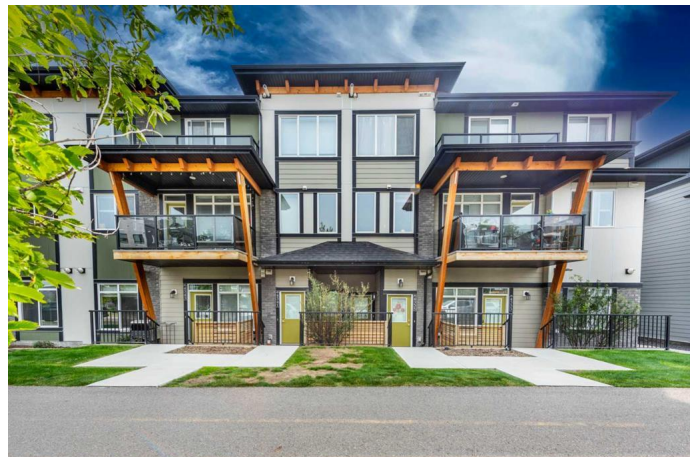
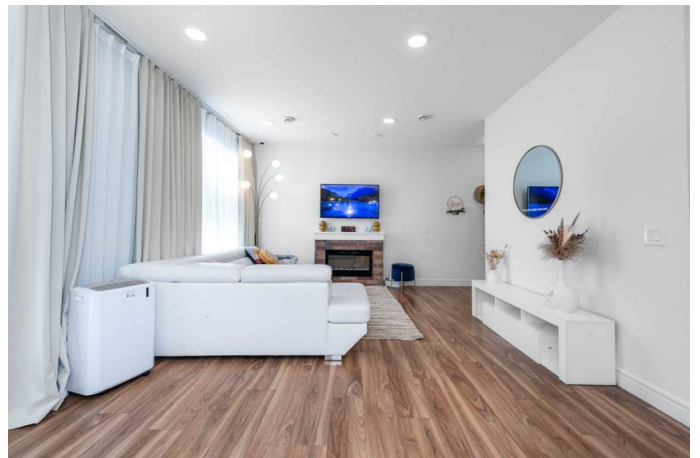
Seton, Calgary, Alberta

Welcome to 4339 Seton Drive SE, a modern and stylish townhome perfectly situated in one of Calgary's most vibrant and growing communities. Designed with comfort and functionality in mind, this home offers a bright open-concept layout that creates an inviting atmosphere for everyday living and entertaining.

The main level features a spacious living area with large windows that fill the space with natural light, a well-appointed kitchen with sleek cabinetry, contemporary finishes, and a generous island that opens to the dining area. A convenient powder room completes this level.

Upstairs you will find a comfortable primary bedroom with a private ensuite, two additional bedrooms, a full bathroom, and a dedicated laundry area for added convenience. The lower level provides extra storage and access to the single attached garage.

Enjoy outdoor living on your private balcony and take advantage of the nearby green spaces, playgrounds, and walking paths that make Seton such a desirable community. Located just minutes from the South Health Campus, YMCA, schools, restaurants, shopping, and major roadways, this home combines modern living with everyday convenience.



Perfect for first-time buyers, families, or investors looking for a well-maintained home in a thriving southeast community.

Built in 2020

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2263367      |
| Price          | \$499,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,517         |
| Acres          | 0.00          |
| Year Built     | 2020          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 4339 Seton Drive Se |
| Subdivision | Seton               |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3M 3A7             |

### Amenities

|                |                                                                        |
|----------------|------------------------------------------------------------------------|
| Amenities      | Park, Parking, Snow Removal, Trash, Visitor Parking, Community Gardens |
| Parking Spaces | 1                                                                      |
| Parking        | Insulated, Single Garage Attached                                      |
| # of Garages   | 1                                                                      |

### Interior

|                   |                                                           |
|-------------------|-----------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home                           |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, |

|          |                                |
|----------|--------------------------------|
|          | Refrigerator, Stove(s), Washer |
| Heating  | Forced Air, Natural Gas        |
| Cooling  | None                           |
| Basement | None                           |

## Exterior

|                   |                                                  |
|-------------------|--------------------------------------------------|
| Exterior Features | Playground                                       |
| Lot Description   | Back Lane, Landscaped, Low Maintenance Landscape |
| Roof              | Asphalt Shingle                                  |
| Construction      | Composite Siding, Wood Frame                     |
| Foundation        | Poured Concrete                                  |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 17th, 2025 |
| Days on Market | 1                  |
| Zoning         | M-1                |

## Listing Details

|                |                 |
|----------------|-----------------|
| Listing Office | URBAN-REALTY.ca |
|----------------|-----------------|

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