



## 4695 Seton Drive SE, Calgary, Alberta - \$449,900



Main Photo

### Property Description

Welcome to this beautifully appointed 3-bedroom townhome located in the vibrant and walkable community of Seton. Built by the award-winning Rohit Group, the Ferreira model seamlessly blends functionality with modern design, offering a thoughtfully laid-out floorplan and high-end finishes throughout.

Step inside to find timeless designer touches including wide-plank laminate and tile flooring, quartz countertops, and elegant lighting that brings warmth and character to every space. The open-concept main living area is perfect for both relaxing and entertaining, while the versatile second bedroom can serve as a home office, guest room, or creative studio.

Enjoy the convenience of a single attached garage, and a prime location just steps from the South Health

Campus, schools, public library, Cineplex movie theatre, Seton Urban District shopping, and the world-renowned Seton YMCA — the largest in the world.

Offered at a price below comparable units, this move-in ready home is ideal for professionals, first-time buyers, or anyone seeking a stylish, low-maintenance lifestyle in one of Calgary's most dynamic neighborhoods.

## REALTOR Referral

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