



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
OUELLETTE  
ASSOCIATE

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111 Seton Row SE  
Calgary, Alberta

MLS # A2211221



\$520,000

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Quartz Counters, Vinyl Windows		
Inclusions:	None		

NO CONDO FEES! Discover this BRIGHT AND BEAUTIFUL MODERN 3-bedroom, 2.5-bathroom 4-plex with an OVERSIZED ATTACHED SINGLE GARAGE, located in the vibrant community of Seton. As you enter the main foyer, you'll immediately appreciate the meticulous upkeep of this home. The main level features an inviting OPEN FLOOR PLAN with 9 ft ceilings and durable LVP FLOORING throughout. The kitchen is a chef's dream, boasting a LARGE ISLAND with QUARTZ COUNTERTTOPS, STAINLESS STEEL APPLIANCES, and ample cupboard space. A convenient half bath and a closet-pantry complete this level. Upstairs, you'll find a SPACIOUS PRIMARY BEDROOM with a walk-in closet and a 3-PIECE ENSUITE BATHROOM. Two additional good-sized bedrooms provide plenty of room for family or guests, along with a 4-piece main bathroom and convenient laundry. This SOUTH-FACING unit offers a generous balcony off the main level, perfect for BBQs, relaxation, or entertaining. Ideally situated just a short drive from South Health Campus, YMCA, JCS High School, Superstore, and a variety of shopping, dining, and business amenities. With easy access to Deerfoot and close proximity to Stoney Trail, your commute will be a breeze. DON'T MISS THE CHANCE TO MAKE THIS EXCEPTIONAL HOME YOURS! Book your showing today!