



## 418 Seton Circle Calgary Alberta

\$260,990

Introducing a brand-new, never-lived-in townhouse unit located in the heart of Seton, a vibrant and award-winning community in Calgary. This townhome, part of the Zen Sequel, offers a cozy and energy-efficient living space that combines modern amenities with a convenient location. With 506 square feet of living area, this 1-bed, 1-bath unit provides a comfortable and efficient living space for anyone looking for a low-maintenance lifestyle. As you step inside, you'll be welcomed by an open concept design that creates a spacious and inviting atmosphere. The kitchen is adorned with stainless steel appliances, complemented by elegant quartz countertops. The kitchen cabinets extend all the way to the ceiling, offering ample storage space, and the soft-close doors and drawers add a touch of luxury to your daily routine. An eat-up bar in the kitchen provides a casual dining option, perfect for quick meals or entertaining friends. One of the standout features of this townhome is its energy efficiency. All appliances are not only stainless but also EnerGuide(TM) rated, which means you'll enjoy lower energy consumption, reducing your environmental footprint and utility bills. The condo fee is low, making this home an affordable choice for eco-conscious and budget-conscious individuals. The townhome also features a 139 sq ft south-facing patio, where you can relax and soak up the sun. It's the perfect spot for enjoying your morning coffee, reading a book, or hosting a small gathering with friends. Outside the comfort of your new home, Seton offers a wealth of amenities and attractions. Within a short walk, you'll find the South Calgary Health Campus, public library, Cineplex VIP, YMCA and many restaurants, grocery stores and shops. The convenience of having all these amenities within easy reach makes everyday living a breeze. Additionally, if you love nature and outdoor activities...

Kitchen 11.09 Ft x 9.00 Ft

Laundry room 3.42 Ft x 3.50 Ft

Living room 9.67 Ft x 13.08 Ft

Primary Bedroom 11.08 Ft x 9.75 Ft

4pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



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eXp Realty

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**RE/MAX**

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(CENTRAL)**

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