



## 338 Seton Circle Calgary Alberta

\$389,000

This home comes with a rare extra parking stall (City assessed at \$12,500)--a standout feature that adds both everyday convenience and long-term value in desirable Seton. Tucked inside this vibrant community, this bright and beautifully maintained two-storey townhouse offers over 1,254 sq. ft. of thoughtfully designed living space. Step inside to discover beautiful main-floor flooring and a functional open-concept layout that blends comfort with style. The kitchen is anchored by a central island with breakfast seating--perfect for casual meals, morning coffee, or entertaining friends. The adjoining dining and living areas feel airy and inviting, while a main-floor powder room adds practical convenience. One of the true highlights is the fully fenced backyard--complete with a mature tree and just the right amount of green space for relaxing evenings or summer BBQs. Upstairs, you'll find a rare dual-primary layout featuring two generously sized bedrooms, each with its own private ensuite. Whether you have guests, a roommate, or simply value personal space, this configuration offers flexibility and privacy. The upper-level stackable washer and dryer and linen storage are smartly positioned for easy access. Enjoy low-maintenance condo living with professional management, assigned parking, and access to excellent community amenities. You're just minutes from South Health Campus, shops, restaurants, and the impressive Brookfield Residential YMCA at Seton, featuring a surf simulator, NHL-sized rink, climbing wall, fitness facilities, and programs for all ages. Directly across the street, The Block offers pickleball courts, a gymnasium, splash park, skating areas, and more--making this a true four-season lifestyle destination. Modern layout, private yard, extra parking, and unbeatable access to amenities--this is smart living in one of Calgary's most dynamic neighbourhoods...

3pc Bathroom 7.00 Ft x 6.00 Ft

4pc Bathroom 7.00 Ft x 8.00 Ft

Bedroom 14.17 Ft x 15.33 Ft

Primary Bedroom 14.17 Ft x 16.08 Ft

Dining room 10.50 Ft x 7.17 Ft

Kitchen 11.00 Ft x 12.75 Ft

Living room 14.17 Ft x 18.92 Ft

2pc Bathroom 3.25 Ft x 7.00 Ft

Listing Presented By:



Originally Listed by:  
CIR Realty

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