



# 412 Seton Circle Calgary Alberta

\$395,000

Welcome to this bright and beautifully maintained townhouse in the vibrant community of Seton, offering over 1,250 sq. ft. of thoughtfully designed living space just steps from playgrounds, dining, shopping, and entertainment. The open-concept main floor features stylish flooring and an inviting layout ideal for everyday living and entertaining. The modern kitchen is complete with quartz countertops, sleek cabinetry, and a large central island with breakfast seating—perfect for casual meals, morning coffee, or hosting friends. The adjoining dining and living areas are bright and welcoming, while a convenient main-floor powder room adds everyday functionality. Step outside to a fully fenced backyard with just the right amount of green space for relaxing evenings or summer BBQs. Upstairs, a rare dual-primary layout offers two generously sized bedrooms, each with its own private ensuite, providing excellent flexibility and privacy for guests, roommates, or family. Upper-level laundry and additional linen storage add to the home's practical design. Enjoy low-maintenance condo living with professional management and assigned parking. Ideally located just minutes from South Health Campus and the incredible Brookfield Residential YMCA at Seton, offering a surf simulator, NHL-sized rink, climbing wall, and extensive fitness facilities. Across the street, The Block at Seton provides pickleball courts, a gymnasium, splash park, skating areas, and year-round activities. A modern layout, private outdoor space, and exceptional access to amenities make this a fantastic opportunity to own in one of Calgary's most dynamic and walkable neighbourhoods. (id:6769)

- Laundry room 3.33 Ft x 2.92 Ft
- Primary Bedroom 14.17 Ft x 11.50 Ft
- Bedroom 14.17 Ft x 9.92 Ft
- 3pc Bathroom 6.92 Ft x 5.92 Ft
- 4pc Bathroom 7.92 Ft x 6.92 Ft

- Kitchen 12.92 Ft x 11.17 Ft
- Dining room 10.50 Ft x 7.92 Ft
- Living room 17.92 Ft x 10.50 Ft
- Furnace 13.17 Ft x 2.58 Ft
- 2pc Bathroom 6.92 Ft x 3.33 Ft

Listing Presented By:



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### RE/MAX Realty Professionals

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