



474 Seton Circle Calgary Alberta

\$412,000

WELCOME TO THIS LIKE NEW TOWNHOUSE IN THE HEART OF SETON SE CALGARY! Built in 2024, this modern 2-STOREY ROW TOWNHOUSE offers 1,250 SQ FT ABOVE-GRADE, featuring 2 SPACIOUS BEDROOMS, 2.5 BATHROOMS, and a thoughtfully designed OPEN-CONCEPT FLOOR PLAN ideal for first-time buyers, professionals, or investors. The MAIN FLOOR welcomes you with a bright LIVING AREA, seamless DINING SPACE, and a contemporary KITCHEN WITH QUARTZ COUNTERTOPS, LARGE ISLAND, SOFT-CLOSE CABINETS, GAS RANGE, AND VINYL PLANK FLOORING. Elegant CROWN MOLDING and LARGE VINYL WINDOWS enhance the home's modern appeal, while a convenient 2-PIECE BATH completes this level. Upstairs, enjoy TWO GENEROUS BEDROOMS, each with its own ENSUITE BATHROOM—including a PRIMARY BEDROOM WITH 3-PIECE ENSUITE and a SECOND BEDROOM WITH 4-PIECE ENSUITE—providing excellent privacy and functionality. The UPPER-LEVEL LAUNDRY adds everyday convenience. Additional highlights include a PRIVATE BALCONY, ASSIGNED PARKING STALL, LOW-MAINTENANCE CONDO LIVING, and PROFESSIONAL MANAGEMENT with condo fees covering SNOW REMOVAL, TRASH, INSURANCE, RESERVE FUND, AND COMMON AREA MAINTENANCE. Located in the award-winning SETON URBAN DISTRICT, you're steps away from SETON SOUTH HEALTH CAMPUS, YMCA WORLD'S LARGEST, SETON HIGH SCHOOL, SHOPPING, RESTAURANTS, COFFEE SHOPS, CINEMA, PARKS, PLAYGROUNDS, PONDS, WALKING & BIKE PATHS, TENNIS COURTS, AND TRANSIT ACCESS, with quick connections to STONEY TRAIL AND DEERFOOT TRAIL. 3D/Virtual Tour on Listing Link. Call your favourite realtor to schedule a private showing. (id:6769)

Living room 12.33 Ft x 10.50 Ft
Dining room 13.00 Ft x 10.50 Ft
Kitchen 14.08 Ft x 11.25 Ft
2pc Bathroom 7.00 Ft x 3.25 Ft
Furnace 6.17 Ft x 2.50 Ft

Bedroom 16.25 Ft x 14.08 Ft
3pc Bathroom 7.00 Ft x 6.00 Ft
Primary Bedroom 14.08 Ft x 15.25 Ft
4pc Bathroom 7.92 Ft x 7.00 Ft

Listing Presented By:



Originally Listed by:
RE/MAX Real Estate (Mountain View)

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RE/MAX Realty Professionals

#10, 6020 - 1A ST SW, Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca