



**GRASSROOTS**  
REALTY GROUP

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**420 Seton Circle SE**  
**Calgary, Alberta**

**MLS # A2222653**



**\$465,000**

<b>Division:</b>	Seton		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,523 sq.ft.	<b>Age:</b>	2023 (2 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 330
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

**Inclusions:** n/a

Welcome to this beautifully upgraded 2-bedroom, 2.5-bathroom townhouse located in the heart of Seton—one of Calgary’s most popular and growing family communities! Step inside to discover a bright, open floor plan filled with natural light and stylish, modern finishes throughout. The large upgraded kitchen is a standout feature, showcasing stunning quartz countertops, plenty of cabinet space, and a layout perfect for both cooking and entertaining. Enjoy Luxury Vinyl Plank (LVP) flooring on all three levels—that’s right, no carpet here! Storage won’t be a problem with thoughtfully designed spaces throughout the home. The third level features a spacious loft with its own private balcony, offering beautiful mountain views—perfect for relaxing, working, or enjoying your morning coffee. And let’s talk about the unbeatable location—just steps away from the YMCA, high school, public library, South Health Campus, and every kind of shopping and dining option you could ask for. Seton offers the perfect blend of convenience, community, and lifestyle. Don’t miss your chance to live in one of Calgary’s most connected and family-friendly neighborhoods. Book your showing today!