



**GRASSROOTS**  
REALTY GROUP

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401, 550 Seton Circle SE  
Calgary, Alberta

MLS # A2228018



**\$478,000**

Division:	Seton		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,470 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Double Garage Detached		
Lot Size:	0.03 Acre		
Lot Feat:	Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 311
Basement:	None	LLD:	-
Exterior:	Cement Fiber Board, See Remarks	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, See Remarks		

Inclusions: N/A

Welcome to this stunning BRAND NEW, CORNER UNIT townhome located in the highly desirable community of Seton. Built by Trico Homes, in the Colors of Seton Project, this END UNIT 3 BEDROOM HOME IS PERFECT FOR YOU! Tastefully decorated with neutral colors, bright open floorplan, Pull Up Blinds Installed in all windows, LVP flooring on main, lush carpet up the stairs and in the bedrooms. UPGRADED appliances, stacked washer/dryer pair, GENEROUS SIZED TANDEM GARAGE COMFORTABLY FITS 2 CARS. Check out the photos... and book your tour today!!