



GRASSROOTS
REALTY GROUP

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401, 474 Seton Circle SE
Calgary, Alberta

MLS # A2229177



\$473,888

Division:	Seton		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,897 sq.ft.	Age:	2023 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape, Many Trees, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 331
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, Granite Counters, Recessed Lighting, Soaking Tub, Storage		

Inclusions: N/A

Located in the heart of dynamic Seton, this stylish end-unit townhouse with central air conditioning delivers nearly 1,900 sq ft of contemporary living across three thoughtfully designed levels. The main floor is bright and inviting with large corner windows in the living room and a neutral colour palette that enhances the airy feel. Show off your culinary prowess in the well-appointed kitchen featuring full-height cabinetry, timeless subway tile, granite countertops and an oversized peninsula island with breakfast bar seating to causally convene around. Clear sightlines into the dining room make entertaining a breeze with access to the privately fenced yard making it ideal for both indoor and outdoor gatherings. A convenient powder room completes the main level. Upstairs, the primary bedroom offers a relaxing retreat with a spacious 5-piece ensuite that includes convenient dual sinks. Two additional bedrooms, a 4-piece bathroom and full laundry provide flexibility for family or guests. Gather in the rare 3rd level bonus room and enjoy movies and games nights then head out to the expansive rooftop deck with mountain views as the backdrop to all of your entertaining and unwinding. Seton is one of Calgary's most vibrant and walkable urban communities with a 365-acre masterplan that includes the world's largest YMCA, a public library, South Health Campus, Union Park and a diverse mix of shops, restaurants, pubs and services. This move-in-ready home offers a rare combination of size, style and location—perfect for professionals and families alike!