

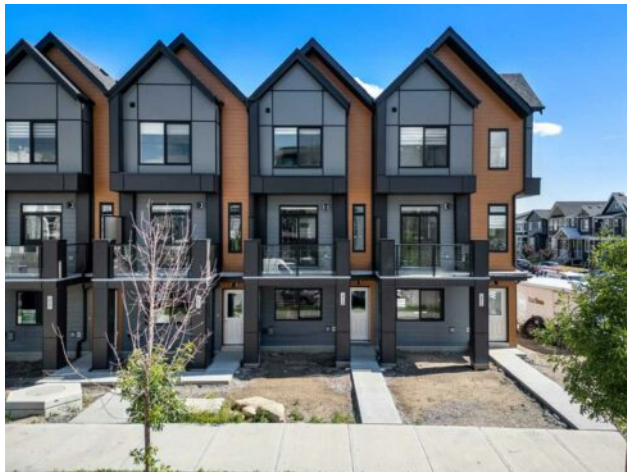


GRASSROOTS
REALTY GROUP

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203, 550 Seton Circle SE
Calgary, Alberta

MLS # A2236709



\$472,000

Division:	Seton		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,238 sq.ft.	Age:	2025 (0 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Tandem		
Lot Size:	0.00 Acre		
Lot Feat:	Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 226
Basement:	None	LLD:	-
Exterior:	Composite Siding	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, Kitchen Island, Quartz Counters, Storage		

Inclusions: None

Welcome to the Sage townhome by the award winning - Trico Homes. A beautifully crafted 2-bedroom, 2.5-bathroom residence located in the vibrant master-planned community of Seton in Southeast Calgary. Thoughtfully designed with modern living in mind, this stylish home offers over 1,100 sq ft of comfortable space and a host of elevated finishes—all in a walkable, amenity-rich neighbourhood. Step inside to discover a Scandinavian-inspired interior palette, highlighted by luxury vinyl plank flooring, soft carpet in the bedrooms, and sleek quartz countertops throughout. The bright and functional kitchen features ceiling-height cabinetry, a Silgranit undermount sink, a peninsula island, and a premium gas range appliance package with upgraded finishes—valued at over \$12,000 and included in the price. Tile extends to the ceiling above the showers, and all full bathrooms include elegant undermount sinks, giving the home a clean and polished feel. The open-concept living area extends outdoors to an 11' x 6' vinyl-finished balcony—ideal for morning coffee or evening relaxation. The upper level features two well-sized bedrooms, each with its own private full bathroom, offering comfort and privacy for roommates, guests, or small families. Additional features include AC rough-in, zebra blinds, and durable Hardie Board, Hardie Panel, manufactured stone, aluminum, and Smart Board on the contemporary exterior. Seton is Calgary's premier urban district, home to the South Health Campus, the largest YMCA in the world, a bustling retail and entertainment corridor, and extensive green spaces. A future Green Line C-Train station will further enhance accessibility, connecting Seton directly to downtown. Outdoor enthusiasts will appreciate the 10 km pathway system, central park space, and planned recreational

amenities including tennis courts, splash parks, and more. Schools, restaurants, shopping, fitness centres, and healthcare are all within walking distance, making Seton a complete and connected community. Whether you're a first-time buyer or simply seeking a stylish low-maintenance home in a thriving neighbourhood, the Sage townhome offers outstanding value and thoughtful design in one of Calgary's most dynamic new communities.