



GRASSROOTS
REALTY GROUP

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507, 474 Seton Circle SE
Calgary, Alberta

MLS # A2259292



\$252,000

Division:	Seton		
Type:	Residential/Four Plex		
Style:	Townhouse-Stacked		
Size:	512 sq.ft.	Age:	2023 (2 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Flat	Condo Fee:	\$ 110
Basement:	None	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Smoking Home, Pantry		

Inclusions: N/A

OPEN HOUSE SUNDAY SEPT 28 from 12pm – 2pm! Welcome to this stylish and functional 1 bedroom, 1 bathroom townhouse in the heart of Seton, SE Calgary. With 512 sq. ft. of thoughtfully designed living space, this home is perfect for first-time buyers, downsizers, or investors. Step inside to find modern finishes throughout, including durable vinyl plank flooring and a sleek kitchen with quartz countertops and plenty of storage. The open-concept layout makes the most of the square footage, creating a bright and inviting living space. What truly sets this property apart is its exclusive fully fenced patio area is the only one in the complex! It's an ideal spot for outdoor entertaining or the perfect secure area for dogs and pet lovers. Residents of Seton get to enjoy exclusive access to Seton Park, featuring a splash pad, outdoor hockey arena, and tennis courts, making it easy to stay active and enjoy the outdoors year-round. Located just steps from shops, restaurants, grocery stores, the South Health Campus, YMCA, and public transit, this home offers unbeatable convenience with everything you need right at your doorstep. Don't miss your chance to own a low-maintenance, pet-friendly home in one of Calgary's fastest-growing communities. Book your showing today!