



GRASSROOTS
REALTY GROUP

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407, 562 Seton Circle
Calgary, Alberta

MLS # A2267889



\$494,900

Division:	Seton		
Type:	Residential/Other		
Style:	3 (or more) Storey		
Size:	1,331 sq.ft.	Age:	2024 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Other		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 231
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Smoking Home, Recreation Facilities, Sauna, Stone Counters		

Inclusions: N/A

This is your opportunity to own 1 year old end unit with central AC, finished double garage with epoxy flooring, full gym and a sauna, 2 balconies and low strata fees (\$231). Seton is a vibrant, master-planned community known for its modern amenities, healthcare facilities, retail options, and recreational spaces, making it a desirable place for both living and working. Main floor features open layout that connects kitchen, dining and living space. The kitchen features: quartz counters, stainless steel appliances, beautiful cabinetry, large eating island, storage space. The main floor is completed with additional windows on the end unit, as well as a balcony. Upstairs has 3 bedrooms, 2 full baths, second balcony is located in primary bedroom. Laundry room is also located upstairs. This unit comes with window coverings, central water filtration system and water softener. Yes it is also pet friendly. Newly built HOA building equipped with tennis courts, pickleball courts, ice ring, basketball court and so much more will allow you and your family to relax during your leisure time.