



**413, 338 Seton Circle SE
Calgary, Alberta**

MLS # A2272100



\$408,000

Division:	Seton		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,370 sq.ft.	Age:	2020 (6 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Off Street, Stall		
Lot Size:	-		
Lot Feat:	Back Yard		

Heating: Floor Furnace, Natural Gas

Floors: Carpet, Tile, Vinyl

Roof: Asphalt

Basement: None

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Kitchen Island, See Remarks, Vinyl Windows, Wet Bar

Water: -

Sewer: -

Condo Fee: \$ 290

LLD: -

Zoning: M-1

Utilities: -

Inclusions: NA

This 2-bedroom townhouse is perfectly located just steps to playgrounds, dining, entertainment, and more. Step inside to an open-concept main floor with luxury flooring, a bright living space, and an inspiring kitchen complete with quartz countertops, modern cabinetry, and a large island — perfect for entertaining. The spacious primary suite includes a private ensuite for convenience and comfort. The second bedroom, and additional full bathroom give plenty of room for family or guests. Upstairs, is a third-level loft ideal for entertaining guests, having a great upper level home office, bonus space, or a games room which features a wet bar and access to a private rooftop patio with unobstructed views. Whether in the morning the evening, this is the ultimate place to settle, unwind or visit with friends. Well priced and great value …….don’t miss this opportunity to make this your home.