



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

366 Seton Villas SE
Calgary, Alberta

MLS # A2275132



\$499,900

Division:	Seton		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	1,486 sq.ft.	Age:	2022 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Back Lane, Few Trees, Front Yard, Interior Lot, Rectangular Lot, Underground		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 316
Basement:	None	LLD:	-
Exterior:	Cement Fiber Board, Concrete, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub		
Inclusions:	N/A		

Welcome to this well appointed townhouse located in the heart of Seton, one of Southeast Calgary's most vibrant and sought-after communities. This home offers 3 spacious bedrooms, 2 full bathrooms, and 1 convenient half bath, designed for comfortable and functional living. The modern kitchen is thoughtfully upgraded with a gas range, chimney style hood fan, built-in microwave, and a double door refrigerator with water and ice dispenser. Open and inviting, it is ideal for both everyday living and entertaining. Stackable laundry adds efficiency while keeping the layout practical. Residents enjoy exclusive access to the Seton HOA, featuring amenities such as ice rinks, tennis courts, a splash park, and an on site daycare facility. Daily conveniences are just steps away, with a nearby shopping strip mall and a larger retail plaza only minutes away. South Health Campus is a quick 3 minute drive, while Deerfoot Trail access is approximately 2 minutes, making commuting effortless. For outdoor enthusiasts, scenic walking paths and easy access to the Bow River are just steps from the property, offering the perfect balance of urban convenience and natural surroundings. An excellent opportunity to own in a well connected, amenity rich community.