

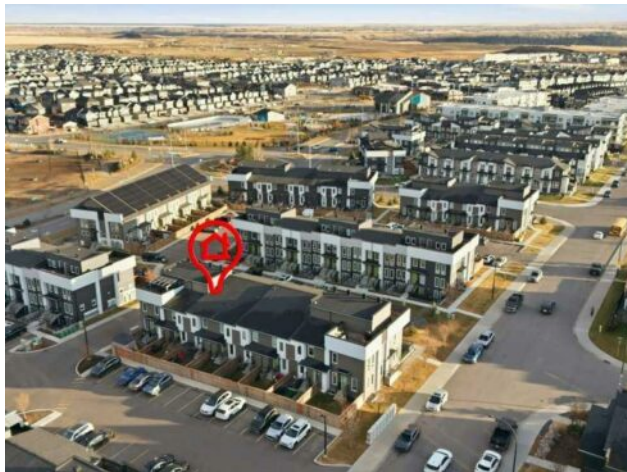


GRASSROOTS
REALTY GROUP

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410, 338 Seton Circle SE
Calgary, Alberta

MLS # A2277871



\$399,900

Division:	Seton		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,265 sq.ft.	Age:	2020 (6 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Assigned, Off Street, Stall		
Lot Size:	0.25 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 258
Basement:	None	LLD:	-
Exterior:	Mixed, Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Recessed Lighting, Storage		

Inclusions: N/A

Yes—this townhouse truly stands out with its super cute, fully fenced backyard, complete with a mature tree and the perfect amount of space for “Fluffy” to run and play. From the moment you step inside, you’ll appreciate how this home delivers all the comforts and function of a modern 2-storey layout. The kitchen features a central island and handy eating bar, ideal for quick snacks or gathering with friends. The open-concept living and dining area feels bright and welcoming, and a convenient main-floor half bath adds everyday practicality. Upstairs, you’ll find two large primary bedrooms, each with its own private ensuite—a fantastic setup for roommates, guests, or anyone who loves extra privacy. A stackable washer/dryer and a linen closet are perfectly placed on this level for easy access. Fresh new flooring on the main floor gives the whole space a clean, modern feel. Located in the vibrant community of Seton, you’re surrounded by some of Calgary’s best amenities: South Health Campus, restaurants, cafés, boutiques, shopping, and the world-class YMCA—featuring a surf simulator, NHL-sized rink, climbing wall, and endless activities for all ages. Right across the street is The Block, Seton’s community hub with pickleball courts, an indoor gym, splash park, hockey rinks, and a skate park. It’s a four-season destination the whole family will love. A stylish home, a private yard, and an unbeatable location—this one checks all the boxes. Let’s get you in for a showing!