



**406, 474 Seton Circle SE  
Calgary, Alberta**

**MLS # A2278873**



**\$399,998**

<b>Division:</b>	Seton		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Townhouse-Stacked		
<b>Size:</b>	1,388 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	0.01 Acre		
<b>Lot Feat:</b>	Other		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 273
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** none

Welcome to Zen Urban District by Avalon Master Builders, featuring the Ambrosia floor plan. This beautifully maintained townhome boasts stylish touches throughout, it has a private back yard and a pleasant surprise on the third level &ndash; extra developed living space! Perfect for a third bedroom, kids playroom, yoga retreat or home office. The main floor kitchen provides clear views of the dining and living areas which is perfect for entertaining. On the second floor, this unit features two private bedrooms each with an ensuite, along with a convenient stackable washer/dryer and linen closet. Out back, you can enjoy a private, fenced back yard &ndash; perfect for barbecues and summer fun. On the third level, a rooftop patio! If you choose, there is additional space can be developed and used as you wish! Seton is already established with an abundance of amenities including South Health Campus, shopping, theatres, restaurants, parks, and pathways. Bus stop at door steps. The world's largest YMCA, equipped with a surf simulator, NHL-sized ice rink, climbing wall, and more, is also nearby. Welcome home to comfort, convenience, and modern living! LOWER UNIT IS ON SALE TOO