



**405, 474 Seton Circle  
Calgary, Alberta**

**MLS # A2279098**



**\$208,999**

<b>Division:</b>	Seton		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	Townhouse-Stacked		
<b>Size:</b>	523 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	0.00 Acre		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 110
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	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

Are you searching for a beautifully appointed 1 -bedroom townhome in South Calgary, conveniently located near South Health Campus Hospital, the Calgary Public Library, Spruce Meadows, Southcentre Mall, and a variety of restaurants? This bright, below grade end-unit townhouse is nestled in the quiet community of Seton and is ready for you! Featuring tasteful laminate flooring and neutral paint, the home offers a spacious open-concept layout, generously sized bedroom with ample closet space, and a modern kitchen complete with stainless steel appliances, quartz countertops with under-mount sinks, a pantry, and a dedicated laundry room. Additional highlights include a separate ventilation system, hot water tank, thermostat, and private parking. UPPER UNIT IS ON SALE TOO