



GRASSROOTS
REALTY GROUP

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405, 474 Seton Circle
Calgary, Alberta

MLS # A2279098



\$234,888

Division:	Seton		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	523 sq.ft.	Age:	2024 (2 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	0.00 Acre		
Lot Feat:	See Remarks		

Heating:	Baseboard	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 110
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	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