



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
Floors:	Laminate, Tile
Roof:	Asphalt Shingle
Basement:	None
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	No Animal Home, No Smoking Home

Water: -

Sewer: -

Condo Fee: \$ 110

LLD: -

Zoning: M-1

Utilities: -

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**