



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**203, 550 Seton Circle SE**  
**Calgary, Alberta**

**MLS # A2280285**



**\$417,000**

<b>Division:</b>	Seton		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,288 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Tandem		
<b>Lot Size:</b>	0.00 Acre		
<b>Lot Feat:</b>	Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 225
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Double Vanity, Kitchen Island, Quartz Counters, Storage		

**Inclusions:** None

Welcome to Unit 203 at 550 Seton Circle SE, a thoughtfully laid-out townhome offering a well-designed modern living space in the flourishing community of Seton. This residence features approximately 1,288 sq. ft. of exterior area above grade, with an attached tandem garage that provides both convenient parking and additional storage. Upon entry, you are greeted by a comfortable foyer that leads to a bright and open main floor where the living room, dining area, and kitchen flow together in a functional layout. A private balcony extends from the main living space, inviting natural light in and creating an inviting outdoor extension for relaxation or entertaining. The kitchen is positioned for effortless meal preparation and hosts plenty of counter space, while the dining area offers room for everyday meals and social gatherings. A 2-piece bathroom on the main level enhances convenience for residents and guests. Upstairs, the second floor accommodates two well-proportioned bedrooms, each complete with a walk-in closet and its own 4-piece ensuite bathroom, ensuring comfort and privacy for both family members and visitors. A dedicated laundry area on this level adds to the functional design, helping to streamline daily routines. Thoughtful design elements continue throughout the home, with practical circulation between rooms and generous closet space. The attached garage spans deep enough to accommodate multiple vehicles or provide additional storage, making this home ideal for a variety of lifestyles &mdash; from first-time buyers to those seeking a low-maintenance townhome setup. With contemporary finishes and a layout that supports comfortable living, this unit presents a compelling opportunity to own in one of Calgary's newest residential communities. Seton is a vibrant and rapidly evolving neighbourhood in southeast Calgary that brings

together residential living with an array of amenities, services, and recreational options. Residents enjoy close proximity to major shopping destinations, restaurants, fitness facilities, and essential services including the South Health Campus and YMCA. Extensive walking paths, parks, and community facilities help support active, connected living, and planned transit improvements such as Calgary's Green Line will further enhance accessibility across the city. Seton's thoughtful planning encourages a balanced lifestyle where daily needs and long-term enjoyment are both within easy reach. Visit the showhome today for more information!