



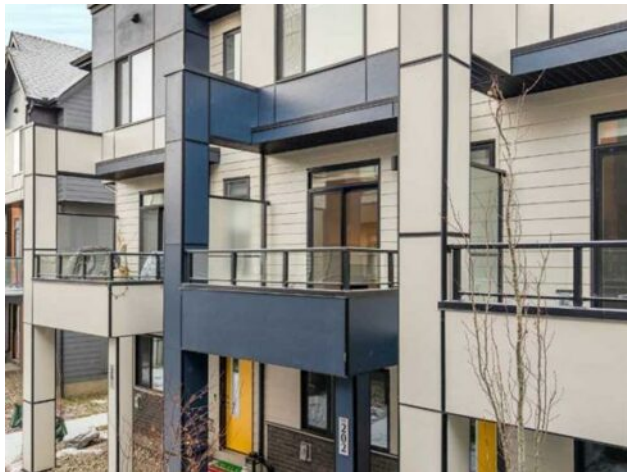
GRASSROOTS
REALTY GROUP

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202, 550 Seton Circle SE
Calgary, Alberta

MLS # A2280335

\$417,000



Division:	Seton		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,292 sq.ft.	Age:	2025 (1 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Tandem		
Lot Size:	0.00 Acre		
Lot Feat:	Street Lighting		

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

Inclusions: None

Welcome to this inviting townhome located at 202 – 550 Seton Circle SE in the vibrant community of Seton. Spanning approximately 1,292 sq. ft. above grade, this thoughtfully designed residence offers a versatile layout ideal for both entertaining and everyday living. The main floor features a welcoming foyer with direct access to a spacious tandem attached garage and a convenient 2-piece bathroom. A well-appointed living room flows effortlessly into the dining area and kitchen, where ample counter space and easy circulation make meal preparation enjoyable and efficient. A balcony off the main living space provides a quiet outdoor retreat to enjoy morning coffee or evening sunsets. On the second level, discover two generous bedrooms, each with its own walk-in closet and corresponding 4-piece ensuite bathroom, creating private retreats for family members or guests. The upstairs laundry and thoughtful hallway design enhance day-to-day convenience. Both bedrooms are naturally bright and proportioned to accommodate full bedroom furniture and storage, while finishes throughout reflect modern sensibilities and practical comfort. In addition to its internal comforts, this home offers practical features such as a generous garage with utility space — perfect for vehicle storage, bikes, or seasonal gear. Residents enjoy low-maintenance living with easy access to surrounding parks, walking paths, and nearby community features like playgrounds, sidewalks, and scenic green spaces that support an active lifestyle. Seton is a well-planned and vibrant neighbourhood in southeast Calgary with a dynamic mix of residential, retail, recreation, and institutional amenities. Just minutes from the 44-acre South Health Campus, this community also positions you close to shopping, dining, and daily services. Seton's extensive walking and

bike networks connect to parks and play areas, with future transit expansion via Calgary's Green Line LRT enhancing connectivity throughout the city. Whether you're seeking convenience, recreation, or a growing sense of community, Seton supports a balanced and connected way of life. Don't miss your chance to own in Seton - visit the showhome for more details!