



412 Seton Circle SE
Calgary, Alberta

MLS # A2291664



\$395,000

Division:	Seton		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,258 sq.ft.	Age:	2023 (3 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 208
Basement:	None	LLD:	-
Exterior:	Mixed, Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: N/A

Welcome to this bright and beautifully maintained townhouse in the vibrant community of Seton, offering over 1,250 sq. ft. of thoughtfully designed living space just steps from playgrounds, dining, shopping, and entertainment. The open-concept main floor features stylish flooring and an inviting layout ideal for everyday living and entertaining. The modern kitchen is complete with quartz countertops, sleek cabinetry, and a large central island with breakfast seating—perfect for casual meals, morning coffee, or hosting friends. The adjoining dining and living areas are bright and welcoming, while a convenient main-floor powder room adds everyday functionality. Step outside to a fully fenced backyard with just the right amount of green space for relaxing evenings or summer BBQs. Upstairs, a rare dual-primary layout offers two generously sized bedrooms, each with its own private ensuite, providing excellent flexibility and privacy for guests, roommates, or family. Upper-level laundry and additional linen storage add to the home’s practical design. Enjoy low-maintenance condo living with professional management and assigned parking. Ideally located just minutes from South Health Campus and the incredible Brookfield Residential YMCA at Seton, offering a surf simulator, NHL-sized rink, climbing wall, and extensive fitness facilities. Across the street, The Block at Seton provides pickleball courts, a gymnasium, splash park, skating areas, and year-round activities. A modern layout, private outdoor space, and exceptional access to amenities make this a fantastic opportunity to own in one of Calgary’s most dynamic and walkable neighbourhoods.