



216, 474 Seton Circle SE
Calgary, Alberta

MLS # A2292180



\$324,900

Division:	Seton		
Type:	Residential/Five Plus		
Style:	Bungalow		
Size:	790 sq.ft.	Age:	2024 (2 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Corner Lot, Front Yard		

Heating:	Electric, Radiant, See Remarks	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 136
Basement:	None	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Quartz Counters		

Inclusions: Window Coverings

Welcome home! Pet friendly with a fenced yard! This is a perfect opportunity for the young professional, or an investor. This is also a great opportunity for a professional paint job, chat with your favourite agent for details! Entering the home, you are immediately greeted by the sunny, large living room, which takes you directly to the equally bright kitchen. Further into the home, you'll find the centrally located washer and dryer, and 4-Piece bathroom. And at the back, you'll find the 2 bedrooms! Each room comes with its own thermostat, so if you prefer a cooler bedroom, but a warmer living room, it is easy to do! The south facing fenced yard is perfect for relaxing at the end of the day, or enjoying your coffee on the weekend before walking the kids to the playground across the street. This is also a pet-friendly condo! Without board approval, you can have up to 2 pets, but if you need to, you can ask for Board Approval for more! This home is perfectly situated to take advantage of all Seton has to offer. Walking paths out your front door, Seton's private Community Center across the street, quick access to highways, and the worlds LARGEST YMCA just up the road.