



**306, 338 Seton Circle SE  
Calgary, Alberta**

**MLS # A2296960**



**\$375,000**

<b>Division:</b>	Seton		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,268 sq.ft.	<b>Age:</b>	2021 (5 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 283
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Vinyl Windows		
<b>Inclusions:</b>	N/A		

Welcome home to this bright and beautifully maintained two-storey townhome in the highly sought-after and vibrant community of Seton, boasting over 1,268 sq. ft. of smart, open-concept living space that perfectly balances everyday comfort with an unbeatable lifestyle. Step inside and be greeted by gorgeous flooring and an abundance of natural light leading to the thoughtfully designed kitchen featuring a central island with a breakfast bar—ideal for casual dining, meal prep, or entertaining. The kitchen flows seamlessly into the airy living and dining spaces, complemented by a convenient main-floor powder room. Unlike many units in the area, this townhome features a fully fenced backyard that backs directly onto a peaceful small greenspace, providing added privacy and a beautiful view while you host summer BBQs or unwind with an evening drink. Upstairs, the layout truly shines with two generously sized primary suites, each boasting its own private ensuite bathroom, making this dual-master setup fantastic for roommates, guests, or simply enjoying your own dedicated space. You’ll also find smartly located upper-level laundry with a stackable washer and dryer, plus extra linen storage. Enjoy the perks of low-maintenance condo living with professional management and one assigned parking stall. Seton’s world-class amenities are right at your doorstep, as you are just minutes from the South Health Campus, fantastic shopping and dining, and the massive Brookfield Residential YMCA, plus "The Block" nearby offering pickleball, splash parks, and skating, making this a true four-season playground right in your neighbourhood. This is modern, turn-key living in one of Calgary’s most dynamic communities, so don't miss out—book your private showing today!