



**504, 474 Seton Circle SE
Calgary, Alberta**

MLS # A2298175



\$225,000

Division:	Seton		
Type:	Residential/Five Plus		
Style:	Townhouse-Stacked		
Size:	570 sq.ft.	Age:	2023 (3 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Other		

Heating:	Baseboard, Electric, Other	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 110
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting		

Inclusions: Window Coverings

Make yourself at home in this stunning single-level townhouse, designed with a modern and stylish touch. With low condo fees and an exceptional location in Seton, this home is perfect for first time home buyer's and investors. Step inside to a functional open layout where every square foot is thoughtfully utilized, with neutral vinyl plank flooring throughout - no carpet! A modern kitchen features sleek stainless steel appliances, quartz countertops, a pantry, and subway tile backsplash, while seamlessly overlooking the spacious living room. The open floor plan makes this home a perfect place for entertaining. The bedroom offers a cozy retreat with ample space for a king-sized bed and a generous sized closet for added convenience and storage. The home is complete with a full bathroom, in-suite laundry and extra storage in the utility room. Step outside to your private patio, ideal for summertime entertaining or morning coffee. Additionally, you'll enjoy the convenience of an assigned parking stall. This beautifully located townhome is within walking distance of parks, playgrounds, dog park, hospital, dining, and numerous other amenities, making it perfect for those who enjoy a vibrant and convenient lifestyle. A quick walk to the the HOA - The Block with numerous amenities including a skating rink, basketball nets, and tennis/pickleball courts, splash park for the little one's, fire pits and picnic areas. Additionally, with easy access to major routes, commuting couldn't be more convenient. Your furry friends are welcome in this Pet friendly complex with low condo fees! Perfect as an investment opportunity or first time buyer. Property is below grade.