



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

588 Seton Circle SE
Calgary, Alberta

MLS # A2204996



\$484,900

Division:	Seton		
Type:	Residential/Other		
Style:	Townhouse-Stacked		
Size:	1,336 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Other		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 231
Basement:	None	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

Welcome to the Birch by Rohit Homes this beautifully designed 1,341 sq. ft. corner unit townhome in Calgary's vibrant Seton community. Featuring 3 bedrooms, 2.5 baths, a double attached garage, and air conditioning. Step inside to experience the Ethereal Zen interior, a serene and sophisticated design that blends soft, natural tones with clean, contemporary finishes. The spacious kitchen with a full-size pantry flows seamlessly into the open-concept dining and living area, creating a bright and inviting space. Enjoy two private balconies - one off the dining area, perfect for relaxing, and another off the primary suite, which also features a 3-piece ensuite. Upstairs, you'll find two additional bedrooms, a full bath, and upper-floor laundry for added convenience. Seton offers unmatched amenities, including a 365-acre Urban District, the world's largest YMCA, South Health Campus, and a variety of shopping, dining, and entertainment options. With schools already in place and more planned, it's a community designed for every stage of life. Don't miss this incredible opportunity to own a designer corner unit with air conditioning in Calgary's Community of the Year. Contact us today to book your private tour!