



GRASSROOTS
REALTY GROUP

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101, 474 Seton Circle SE
Calgary, Alberta

MLS # A2212386



\$569,900

Division:	Seton		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,764 sq.ft.	Age:	2022 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Tandem		
Lot Size:	-		
Lot Feat:	See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 415
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Walk-In Closet(s)		
Inclusions:	n/a		

Step into this impeccably upgraded 3-bedroom, 2.5-bathroom end unit townhouse in the heart of Seton, offering nearly 2000 sq ft of thoughtfully designed developed living space, this home blends modern style, comfort, and functionality in all the right ways. The main floor features a bright open-concept layout with expansive windows, a stunning custom fireplace, perfectly designed dining space and a spacious kitchen complete with upgraded appliances, generous counter space, and plenty of cabinetry—ideal for everyday living and entertaining. Upstairs, enjoy custom closets throughout, including a show-stopping walk-in closet in the primary suite. The third floor offers a large bonus room, perfect for a home office, gym, or cozy movie nights, and leads to your own private rooftop patio—a perfect retreat for relaxing or entertaining. Notable upgrades include custom motorized blinds, designer light fixtures, central air conditioning, and so much more. The tandem garage comfortably fits two vehicles and still offers ample storage, along with epoxied floors and 220V power, making it ideal for EV charging or a workspace. Set in one of Calgary’s most dynamic and growing communities, you’re just minutes from shops, restaurants, schools, the South Health Campus, and more. This home is a rare find—loaded with upgrades, extra space, and unbeatable value in Seton. Come see it for yourself before it’s gone!