



**304, 474 Seton Circle SE  
Calgary, Alberta**

**MLS # A2274673**



**\$393,900**

<b>Division:</b>	Seton		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,250 sq.ft.	<b>Age:</b>	2024 (2 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>	See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 221
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Crown Molding, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows		
<b>Inclusions:</b>	N/A		

INCREDIBLE VALUE under \$400K for a LIKE NEW TOWNHOUSE IN THE HEART OF SETON SE CALGARY! Built in 2024, this modern 2-STOREY ROW TOWNHOUSE offers 1,250 SQ FT ABOVE-GRADE, featuring 2 SPACIOUS BEDROOMS, 2.5 BATHROOMS, and a thoughtfully designed OPEN-CONCEPT FLOOR PLAN ideal for first-time buyers, professionals, or investors. The MAIN FLOOR welcomes you with a bright LIVING AREA, seamless DINING SPACE, and a contemporary KITCHEN WITH QUARTZ COUNTERTOPS, LARGE ISLAND, SOFT-CLOSE CABINETRY, GAS RANGE, AND VINYL PLANK FLOORING. Elegant CROWN MOLDING and LARGE VINYL WINDOWS enhance the home's modern appeal, while a convenient 2-PIECE BATH completes this level. Upstairs, enjoy TWO GENEROUS BEDROOMS, each with its own ENSUITE BATHROOM—including a PRIMARY BEDROOM WITH 3-PIECE ENSUITE and a SECOND BEDROOM WITH 4-PIECE ENSUITE—providing excellent privacy and functionality. The UPPER-LEVEL LAUNDRY adds everyday convenience. Additional highlights include a PRIVATE BALCONY, ASSIGNED PARKING STALL, LOW-MAINTENANCE CONDO LIVING, and PROFESSIONAL MANAGEMENT with condo fees covering SNOW REMOVAL, TRASH, INSURANCE, RESERVE FUND, AND COMMON AREA MAINTENANCE. Located in the award-winning SETON URBAN DISTRICT, you're steps away from SETON SOUTH HEALTH CAMPUS, YMCA WORLD'S LARGEST, SETON HIGH SCHOOL, SHOPPING, RESTAURANTS, COFFEE SHOPS, CINEMA, PARKS, PLAYGROUNDS, PONDS, WALKING & BIKE PATHS, TENNIS COURTS, AND TRANSIT ACCESS, with quick connections to STONEY TRAIL AND DEERFOOT TRAIL. 3D/Virtual Tour on

Listing Link. Call your favourite realtor to schedule a private showing.