



GRASSROOTS
REALTY GROUP

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403, 474 Seton Circle SE
Calgary, Alberta

MLS # A2289843



\$415,000

Division:	Seton		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,391 sq.ft.	Age:	2023 (3 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Assigned, Stall		
Lot Size:	0.14 Acre		
Lot Feat:	Close to Clubhouse, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt/Gravel	Condo Fee:	\$ 274
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, No Smoking Home, Open Floorplan		

Inclusions: Murphy Bed, TV Mounts

Welcome to this stunning 2023-built townhome in the vibrant community of Seton, offering modern design, thoughtful upgrades, and incredible rooftop views. As you step inside, you're greeted by a bright open-concept main floor where the living, dining, and kitchen areas flow seamlessly together. Large windows flood the space with natural light, creating a warm and inviting atmosphere. The beautifully upgraded kitchen features stylish cabinetry, upgraded appliances, and a contemporary backsplash that ties the space together perfectly for both everyday living and entertaining. Knockdown ceilings and pot lights add to the fresh, modern feel, making this home truly feel brand new. From the main level, step outside to your fully fenced backyard complete with a shed—ideal for pets, kids, or BBQing on hot summer evenings. On the second level, you'll find a spacious primary bedroom highlighted by a stunning feature wall and a private 3-piece ensuite. A generously sized second bedroom includes a convenient Murphy bed, creating flexibility for guests, a home office, or both. An additional 4-piece bathroom and laundry closet completes this level. The third floor offers an impressive and versatile family space that can function as a bonus room, media room, home gym, or entertaining lounge. Complete with a wet bar and mini fridge, it's perfectly set up for hosting friends and family. Step out onto the incredible rooftop deck where you can soak up sun all day long while enjoying expansive views stretching to the mountains and beyond. Additional features include central air conditioning, high-end zebra blinds and curtains, upgraded carpet, luxury vinyl plank flooring throughout, low condo fees, and a fantastic location just steps from the HOA and its amenities. Living in Seton means enjoying one of Calgary's most dynamic and amenity-rich

communities. Residents have access to the impressive Brookfield Residential YMCA at Seton, one of the largest YMCA facilities in North America, as well as the nearby South Health Campus. The community offers a growing urban district filled with shops, restaurants, entertainment options including a VIP Cineplex theatre, grocery stores, caf  s, parks, pathways, and convenient access to major roadways. Seton truly delivers the perfect blend of urban convenience and connected community living  and this exceptional townhome allows you to experience it all in style.