



GRASSROOTS

REALTY GROUP

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**102, 474 Seton Circle SE
Calgary, Alberta**

MLS # A2294540



\$500,000

Division:	Seton		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,636 sq.ft.	Age:	2022 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Tandem		
Lot Size:	0.03 Acre		
Lot Feat:	Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 399
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Walk-In Closet(s), Wet Bar

Inclusions: N/A

Welcome to 102-474 Seton Circle Se. This beautifully designed townhouse offers 3 bedrooms with 1 of them being a top floor bedroom loft for the studio vibe. Along with a 2.5 bath, this townhouse offers modern living at its finest, perfectly located just steps to the playground, dining, entertainment, and more. Step inside to an open-concept main floor featuring neutral-toned flooring, a bright and airy living space, and a chef-inspired kitchen complete with crisp white quartz countertops, sleek cabinetry, and a large island — perfect for entertaining. The spacious primary suite includes a private ensuite for your comfort and convenience, while a second bedroom and additional full bathroom provide room for family or guests. Upstairs, a stunning third-level loft awaits — ideal as a Bedroom loft, lounge, home office, or bonus space — featuring a wet bar and direct access to a private rooftop patio with unobstructed mountain views. Whether it's morning coffee or evening cocktails, this is the ultimate place to unwind. During the summertime heat, let your A/C keep the house cool for comfort and enjoy having a tandem 2 car garage to protect your vehicle from the elements. Don't miss out on this opportunity to call this home.