



**GRASSROOTS**  
REALTY GROUP

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**450 Seton Circle SE**  
**Calgary, Alberta**

**MLS # A2309764**



**\$420,000**

<b>Division:</b>	Seton		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 Level Split		
<b>Size:</b>	1,532 sq.ft.	<b>Age:</b>	2022 (4 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Assigned, Off Street, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 309
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Other	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** None

Discover this stunning 3-level split townhome in the heart of Seton! Built in 2022, this modern residence combines thoughtful design with unbeatable convenience. Seton is one of Calgary's most vibrant communities, offering everything at your doorstep &mdash; from the South Health Campus and YMCA to parks, schools, Cineplex VIP, grocery stores, and countless restaurants and shops. On the main floor, you'll find a large living room, a powder room, laundry, and a beautifully crafted kitchen that opens directly to the backyard &mdash; perfect for family gatherings and summer evenings. Upstairs, two spacious bedrooms each feature their own private ensuite, creating comfort and privacy for every household member. The third floor boasts a generous bonus room that flows onto a huge balcony with sweeping city views, ideal for entertaining or relaxing. With in-suite laundry, smart layout, and ample visitor parking, this home blends convenience and lifestyle seamlessly. Assigned Surface Parking Spot #110. This townhome is truly move-in ready and waiting for its next chapter. Don't miss your chance to own in Seton &mdash; schedule your showing today before it's gone!