



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

606, 550 Seton Circle SE
Calgary, Alberta

MLS # A2314387



\$498,395

Division:	Seton		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,353 sq.ft.	Age:	2024 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 264
Basement:	None	LLD:	-
Exterior:	Cement Fiber Board	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings		
Inclusions:	N/A		

Located right across from the Community Centre and Park, Welcome to this stunning ALMOST NEW, CORNER UNIT townhome located in the highly desirable community of Seton. Built by Trico Homes, in the Colors of Seton Project, this END UNIT 3 BEDROOM HOME IS PERFECT FOR YOU! Tastefully decorated with neutral colors, bright open floorplan, Pull Up Blinds Installed in all windows, LVP flooring on main, lush carpet up the stairs and in the bedrooms. UPGRADED appliances, stacked washer/dryer pair, GENEROUS SIZED TANDEM GARAGE COMFORTABLY FITS 2 CARS. Walk to the South Campus Hospital, Public Library, Seton YMCA, Main street shops and stores, enjoy Local Pubs and Restaurants like Leopold's Tavern, Red's Diner, Rendesvouz - Cosmopolitan Cuisine & Ultra Lounge in the Marriot Hotel, Monki breakfast place, and only a short commute to Mahogany & Auburn Bay shops and restaurants for a greater variety of delectable food and drink spots. For investors this an ideal property already with tenants in place.