



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

709, 474 Seton Circle SE
Calgary, Alberta

MLS # A2331790



\$540,000

Division:	Seton		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,687 sq.ft.	Age:	2024 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Tandem		
Lot Size:	0.03 Acre		
Lot Feat:	Other		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 403
Basement:	Other	LLD:	-
Exterior:	Concrete, Metal Siding , Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Open Floorplan, Quartz Counters, Storage		

Inclusions: N/A

Rare end unit directly across from a park with mountain views and a private rooftop patio! This well-maintained 3-bedroom, 2.5-bathroom townhouse offers one of the best locations in the complex, with windows on every level that make the home feel bright and open. The open-concept main floor is ideal for everyday living and entertaining, featuring a spacious kitchen with stainless steel appliances, a central island, and direct access to one of the home's two outdoor living spaces. Upstairs, you'll find three bedrooms, including a spacious primary suite with its own ensuite and the convenience of upper-floor laundry. The third level is where this home truly stands out, offering a versatile bonus room that opens onto a private rooftop patio with beautiful mountain views. You'll also enjoy central air conditioning, a double tandem attached garage, and everything this unique floor plan has to offer. Located just minutes from shopping, restaurants, schools, the South Health Campus, the YMCA, and everything Seton has to offer, this move-in-ready home is a fantastic opportunity in one of Calgary's fastest-growing communities. Come take a look.