



GRASSROOTS
REALTY GROUP

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407, 562 Seton Circle SE
Calgary, Alberta

MLS # A2333357



\$479,900

Division:	Seton		
Type:	Residential/Four Plex		
Style:	Townhouse-Stacked		
Size:	1,331 sq.ft.	Age:	2023 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Guest		
Lot Size:	-		
Lot Feat:	Back Lane, Paved		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 256
Basement:	None	LLD:	-
Exterior:	Composite Siding, Stone, Vinyl Siding	Zoning:	M-1
Foundation:	Slab	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, See Remarks		

Inclusions: Contact Seller Directly

Click brochure link for more details** Welcome to this modern three-bedroom, 2.5-bathroom townhouse, offering over 1,330 square feet of thoughtfully designed living space. The bright, open-concept interior features spacious bedrooms and designer finishes throughout, including black fixtures, cohesive detailing, and large statement lighting in the staircase and dining areas. The primary bedroom comfortably fits a king bed and includes a private ensuite. A standout feature is the fully finished garage, converted into a private wellness retreat with a home gym and spa area — a versatile space for staying active, relaxing, or unwinding at the end of the day. Together, the design, space, and lifestyle features make this townhouse a rare combination of comfort, function, and relaxation. Additional features: Whole-home water filtration system Water softener Central air conditioning Nearby amenities: HOA building with gym, daycare, waterpark, and tennis/pickleball courts Shopping plaza within a 5-minute walk Superstore and Cineplex within a 5-minute drive South Health Campus and YMCA just minutes away Two schools currently under construction nearby