



GRASSROOTS
REALTY GROUP

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709, 474 Seton Circle SE
Calgary, Alberta

MLS # A2350940

\$500,000

Division:	Seton		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,687 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:	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

One-of-a-kind end unit with mountain views, a private rooftop patio, and one of the best locations in the complex, directly across from a park! This well-maintained 3-bedroom, 2.5-bathroom home features windows on every level that fill the space with natural light. The open-concept main floor offers a functional 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, featuring a versatile bonus room that opens onto a private rooftop patio with mountain views. You'll also enjoy central air conditioning, a double tandem attached garage, and a layout that offers plenty of flexibility. Located just minutes from shopping, restaurants, schools, the South Health Campus, and the YMCA, with Seton's newly opened Homeowners Association facility just across the street offering a splash park, skating rink, tennis and pickleball courts, playground, and year-round community amenities. Whether you're looking for a fantastic place to call home or the potential to create one of Seton's most appealing Airbnbs, this property has plenty to offer. Now offered at \$40,000 less than its previous purchase price just under two years ago, this is a great opportunity to own a unique home in Seton at a great price. Come take a look.