

102, 474 Seton Circle SE
Calgary, Alberta

MLS # A2260602



\$513,000

Division: Seton

Type: Residential/Five Plus

Style: 3 (or more) Storey

Size: 1,636 sq.ft. Age: 2022 (3 yrs old)

Beds: 3 Baths: 2 full / 1 half

Garage: Double Garage Attached, Tandem

Lot Size: 0.03 Acre

Lot Feat: Low Maintenance Landscape

Heating: Forced Air

Floors: Carpet, Vinyl Plank

Roof: Asphalt Shingle

Basement: None

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Walk-In Closet(s), Wet Bar

Inclusions: N/A

Water: -

Sewer: -

Condo Fee: \$ 399

LLD: -

Zoning: M-1

Utilities: -

Welcome to 102-474 Seton Circle Se. This beautifully designed townhouse offers 3 bedrooms with 1 of them being a top floor bedroom loft for the studio vibe. Along with a 2.5 bath, this townhouse offers modern living at its finest, perfectly located just steps to the playground, dining, entertainment, and more. Step inside to an open-concept main floor featuring neutral-toned flooring, a bright and airy living space, and a chef-inspired kitchen complete with crisp white quartz countertops, sleek cabinetry, and a large island — perfect for entertaining. The spacious primary suite includes a private ensuite for your comfort and convenience, while a second bedroom and additional full bathroom provide room for family or guests. Upstairs, a stunning third-level loft awaits — ideal as a Bedroom loft, lounge, home office, or bonus space — featuring a wet bar and direct access to a private rooftop patio with unobstructed mountain views. Whether it's morning coffee or evening cocktails, this is the ultimate place to unwind. During the summertime heat, let your A/C keep the house cool for comfort and enjoy having a tandem 2 car garage to protect your vehicle from the elements. Don't miss out on this opportunity to call this home.