# \$565,000 - 109, 474 Seton Circle Se, Calgary

MLS® #A2213661

## \$565,000

3 Bedroom, 3.00 Bathroom, 1,708 sqft Residential on 0.00 Acres

Seton, Calgary, Alberta

Welcome to this impeccably upgraded 3-bedroom, 2.5-bathroom end unit townhouse nestled in the heart of Setonâ€"one of Calgary's fastest-growing and most vibrant communities. With nearly 2,000 sq ft of professionally developed living space, this home combines thoughtful design, modern finishes, and functional elegance across every level.

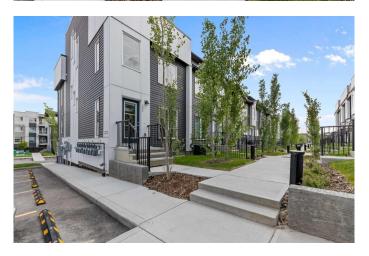
Step inside to a bright, open-concept main floor filled with natural light from expansive windows. The stunning custom fireplace anchors the cozy living area, while the generously sized dining space and upgraded kitchenâ€"complete with premium appliances, ample counter space, and abundant cabinetryâ€"make both daily living and entertaining a breeze.

Upstairs, every bedroom features custom closets, with the primary suite showcasing a beautiful walk-in that feels like a boutique dressing room. The third floor bonus room offers flexible space for a home office, fitness area, or media lounge, and it opens onto a private rooftop patioâ€"perfect for evening wine, morning coffee, or entertaining under the stars.

This home comes loaded with premium upgrades including motorized blinds, designer lighting, central A/C, and a heated tandem garage with epoxy flooring, ample storage,







and 220V power for your EV or workspace setup.

Located just minutes from the South Health Campus, YMCA, Seton Urban District, restaurants, cafes, schools, and retail, this home places you at the center of everything while still offering a peaceful residential vibe. With its rare blend of space, style, and community access, this one is truly a must-see.

#### Built in 2022

## **Essential Information**

MLS® # A2213661 Price \$565,000

Bedrooms 3

Bathrooms 3.00

Full Baths 2 Half Baths 1

Square Footage 1,708 Acres 0.00 Year Built 2022

Type Residential

Sub-Type Row/Townhouse

Style 3 Storey
Status Active

## **Community Information**

Address 109, 474 Seton Circle Se

Subdivision Seton
City Calgary
County Calgary
Province Alberta
Postal Code T3M 3P6

## **Amenities**

Amenities Other

Parking Spaces 2

Parking Single Garage Attached

# of Garages 1

#### Interior

Interior Features Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan,

Quartz Counters, Recessed Lighting, Storage

Appliances Central Air Conditioner, Dishwasher, Dryer, Electric Range, Garage

Control(s), Microwave Hood Fan, Refrigerator, Washer, Window

Coverings

Heating Forced Air Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Electric
Basement None

#### **Exterior**

Exterior Features Balcony, BBQ gas line

Lot Description Corner Lot Roof Asphalt

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed June 6th, 2025

Days on Market 8

Zoning M-1

## **Listing Details**

Listing Office Real Broker

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