

# \$549,900 - 401, 474 Seton Circle Se, Calgary

MLS® #A2217057

**\$549,900**

3 Bedroom, 3.00 Bathroom, 1,766 sqft

Residential on 0.00 Acres

Seton, Calgary, Alberta

ROOFTOP PATIO! PRIVATE SMALL YARD!  
AIR CONDITIONER and WATER SOFTENER!  
Experience Modern Living in a Stunning Townhouse with Mountain Views. This new, contemporary townhouse offers the perfect blend of style, space, and functionality. With three spacious bedrooms and two and a half bathrooms, it's ideal for families or anyone seeking a modern retreat in the city. The highlight of this home is the bonus room on the third level, a versatile space perfect for entertaining, a home office, or a relaxing lounge. Step out onto the private balcony and enjoy breathtaking mountain views, creating the perfect setting for morning coffee or evening sunsets. Features include: open-concept living and dining area with modern finishes, a sleek kitchen with high-end appliances and ample counter space, master suite with ensuite bathroom and large closet. Laundry is also conveniently on this level, no need to haul loads up and down the stairs! Incredibly located within this unique community that is extremely walkable with an extensive pathway system, a 365-acre urban district with diverse shops, restaurants and pubs, Union Park and the always popular Brookfield Residential Community Centre home to the world's largest YMCA, ice rinks, a public library and more! Truly an exceptional, move-in ready home in a phenomenal location!

Built in 2023



## Essential Information

MLS® #	A2217057
Price	\$549,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,766
Acres	0.00
Year Built	2023
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

## Community Information

Address	401, 474 Seton Circle Se
Subdivision	Seton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3P6

## Amenities

Amenities	Parking, Playground
Parking Spaces	1
Parking	Stall

## Interior

Interior Features	Granite Counters, High Ceilings, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Electric Water Heater, Microwave Hood Fan, Refrigerator, Washer, Water Softener
Heating	Forced Air
Cooling	Central Air
Basement	None

## Exterior

Exterior Features	Balcony
-------------------	---------

Lot Description	Cul-De-Sac
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 2nd, 2025
Days on Market	18
Zoning	M-1

### **Listing Details**

Listing Office	Grand Realty
----------------	--------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.