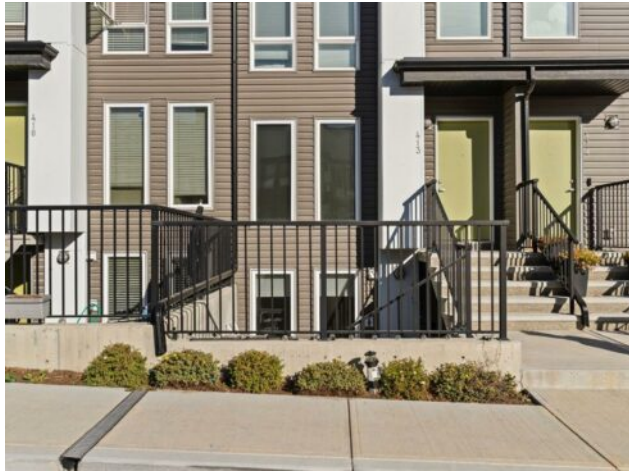


**412, 338 Seton Circle SE**  
**Calgary, Alberta**

**MLS # A2167347**



**\$268,900**

<b>Division:</b>	Seton		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Bungalow		
<b>Size:</b>	524 sq.ft.	<b>Age:</b>	2023 (1 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Other		

<b>Heating:</b>	Baseboard, Electric	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Other	<b>Condo Fee:</b>	\$ 117
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows		

**Inclusions:** TV and TV Wall Mount

Welcome home, this clean contemporary townhouse is right in the heart of Seton. Perfect for AirBnB investors, first time home buyers, or those just looking to get into Seton - one of Calgary's fastest growing communities. It offers a perfect blend of convenience and style, featuring a private entrance, one bedroom and one bathroom, and your own parking stall. This residence provides a cozy retreat while keeping you close to top end facilities and amenities. The well-appointed interior showcases a thoughtful layout, maximizing space and natural light. The modern kitchen is a culinary delight, boasting sleek appliances and ample counter space. A well-proportioned living area serves as a versatile space for relaxation and entertainment. The bedroom provides a great size and privacy. Convenient full-size washer and dryer in-suite and a well designed 4-piece bathroom. BBQ on your large private patio out front. Seton is already established with an abundance of amenities including South Health Campus, shopping, restaurants, boutiques and the world's largest YMCA, featuring a thrilling surf simulator, NHL sized rink, climbing wall and other activities the whole family will love. If you love the south part of the city, you'll fall head over heels for Sequel in Seton. Sequel is the next chapter of the ZEN story and puts home, work, healthcare, education and leisure within easy reach. Please note \*The unit next door is owned by the same seller and available should you be looking for the convenience that this would offer\*