

204, 338 Seton Circle SE
Calgary, Alberta

MLS # A2179231



\$244,900

Division:	Seton		
Type:	Residential/Five Plus		
Style:	Bungalow		
Size:	512 sq.ft.	Age:	2021 (3 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Level		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 117
Basement:	None	LLD:	-
Exterior:	Mixed, Wood Frame	Zoning:	SR
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, See Remarks, Vinyl Windows		

Inclusions: n/a

Great condo board, well-run complex, the building is under warranty and almost as good as new! NEW PAINT and carpets cleaned! ULTRA low condo fees! This is a single-level TOWNHOUSE - not a condo building where you have to walk 300 feet down a dark hallway to get to your door; you have your own private entrance right near your own parking spot! This bright, contemporary, and affordable living space features HUGE SOUTH-FACING windows that fill the living room with natural light, creating a warm atmosphere ideal for relaxation or entertaining. There is a large closet at the front entry. The kitchen features ample counter space, a breakfast bar, and plenty of cupboard storage. A stainless steel appliance package is included. The oversized bedroom closet and pantry enhance organization, while in-suite laundry adds convenience. This home has a cozy living area, a huge separate bedroom, and a bathroom in an efficient layout. You'll appreciate the additional outdoor front patio amenity area for extra storage and a dedicated BBQ spot for summer evenings. Located in ****Seton****, you are steps away from the South Health Campus, shopping, dining, and the world's largest YMCA, featuring a surf simulator and NHL-sized ice rink. Additional benefits include direct access to your private entrance, your own parking stall near your door, ULTRA LOW CONDO FEES, low utility costs, and proximity to landscaped green spaces, which offer a quiet oasis in a busy neighbourhood. This home is not just an AFFORDABLE place to live; it's a space where you can thrive