

509, 474 Seton Circle SE
Calgary, Alberta

MLS # A2180000



\$320,000

Division:	Seton		
Type:	Residential/Five Plus		
Style:	Stacked Townhouse		
Size:	649 sq.ft.	Age:	2023 (1 yrs old)
Beds:	2	Baths:	1
Garage:	Plug-In, Stall		
Lot Size:	-		
Lot Feat:	Landscaped		

Heating:	Baseboard	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 136
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, Vinyl Windows		

Inclusions: None

Affordability in a walkable community! That's what you'll get from this desirable home. Combining a great price point, a low monthly condo fee and the convenience of having so many amenities only steps away - the South Health Campus, Calgary Public Library, YMCA, Cineplex VIP theatre, grocery stores, many restaurants and even retail shops. But that's only part of the appeal. What you'll notice as soon as you walk through the door is how spacious and welcoming this home is. The large versatile living room opens into a dazzling white kitchen with full-height cabinets, stainless steel appliances, quartz countertop with under-mount sink & pantry. The list of pluses continues with 2 bedrooms, a 4-piece bathroom and full-sized stacked laundry. The neutral laminate flooring and wall paint throughout this bungalow style end unit is the canvas that will allow you to create a home reflective of your own unique personality. Outside, the convenience of an assigned stall and ample visitor parking will be a welcome bonus for you every day and for your guests when they gather on your spacious patio. And let's not forget the kids and furry friends as this complex is pet friendly and located across from Elsa's Tower Playground to the west and the Seton Dog park to the east. You could be in before the holidays!! This home shows like new and will not last long. Book your viewing today!