

**452 Seton Circle SE**  
**Calgary, Alberta**

**MLS # A2206233**



**\$289,900**

<b>Division:</b>	Seton		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Townhouse-Stacked		
<b>Size:</b>	534 sq.ft.	<b>Age:</b>	2023 (2 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped, See Remarks, Street Lighting		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 125
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks, Separate Entrance		

<b>Inclusions:</b>	NA
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Looking for a well-appointed bungalow-style townhome in South Calgary? This recently built unit in the peaceful community of Seton is just minutes from South Health Campus, Calgary Public Library, Spruce Meadows, South Centre Mall, and a variety of restaurants. Flooded with natural sunlight, this beautifully designed home features tasteful laminate flooring and a neutral color palette throughout. The open-concept floor plan offers a spacious living area, a large bedroom with generous double closets, and a modern kitchen equipped with stainless steel appliances, quartz countertops, an undermount sink, and a pantry. Additional conveniences include in-suite laundry, a dedicated ventilation system, a private hot water tank, a thermostat, and an exclusive parking stall. Enjoy your south-facing Court-yard, perfect for relaxing in the sun and taking in the peaceful surroundings. Plus, this Airbnb-friendly building is just steps from the VIP Cinema, YMCA, and a nearby dog park. Don't miss this incredible opportunity—schedule your private showing today! Be sure to check out the virtual tour!