

# \$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, Microwave Hood Fan, Refrigerator, Washer, Water Softener, Electric Water Heater |
| 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 | 13            |
| Zoning         | M-1           |

**Listing Details**

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.