

# \$549,900 - 101, 474 Seton Circle Se, Calgary

MLS® #A2212386

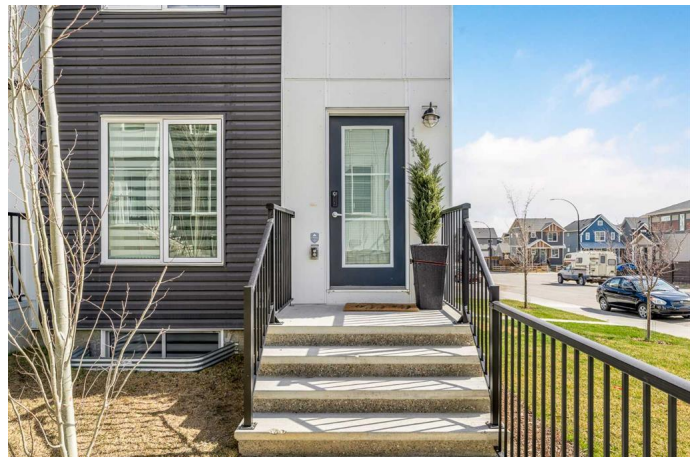
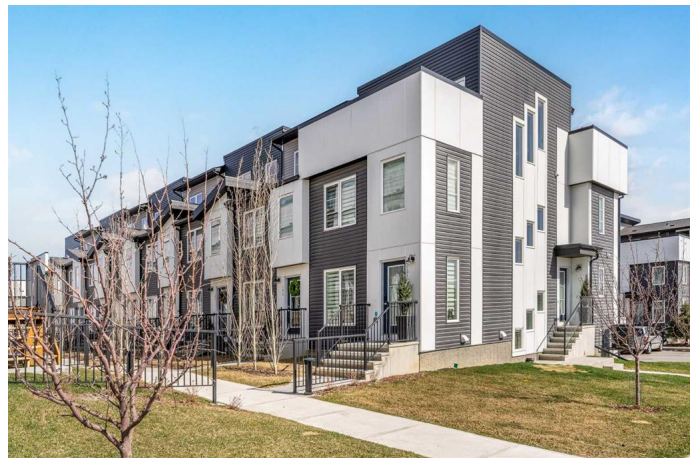
**\$549,900**

3 Bedroom, 3.00 Bathroom, 1,764 sqft

Residential on 0.00 Acres

Seton, Calgary, Alberta

Step into this impeccably upgraded 3-bedroom, 2.5-bathroom end unit townhouse in the heart of Seton, offering nearly 2000 sq ft of thoughtfully designed developed living space, this home blends modern style, comfort, and functionality in all the right ways. The main floor features a bright open-concept layout with expansive windows, a stunning custom fireplace, perfectly designed dining space and a spacious kitchen complete with upgraded appliances, generous counter space, and plenty of cabinetry—ideal for everyday living and entertaining. Upstairs, enjoy custom closets throughout, including a show-stopping walk-in closet in the primary suite. The third floor offers a large bonus room, perfect for a home office, gym, or cozy movie nights, and leads to your own private rooftop patio—a perfect retreat for relaxing or entertaining. Notable upgrades include custom motorized blinds, designer light fixtures, central air conditioning, and so much more. The tandem garage comfortably fits two vehicles and still offers ample storage, along with epoxied floors and 220V power, making it ideal for EV charging or a workspace. Set in one of Calgary's most dynamic and growing communities, you're just minutes from shops, restaurants, schools, the South Health Campus, and more. This home is a rare find—loaded with upgrades, extra space, and unbeatable value in Seton. Come see it for yourself before it's gone!



Built in 2022

## Essential Information

MLS® #	A2212386
Price	\$549,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,764
Acres	0.00
Year Built	2022
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

## Community Information

Address	101, 474 Seton Circle Se
Subdivision	Seton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3P6

## Amenities

Amenities	Snow Removal, Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached, Tandem
# of Garages	2

## Interior

Interior Features	Built-in Features, Ceiling Fan(s), Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, See Remarks
Basement	None

## Exterior

Exterior Features	Balcony, Private Entrance
Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 16th, 2025
Days on Market	11
Zoning	M-1

## Listing Details

Listing Office	RE/MAX First
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