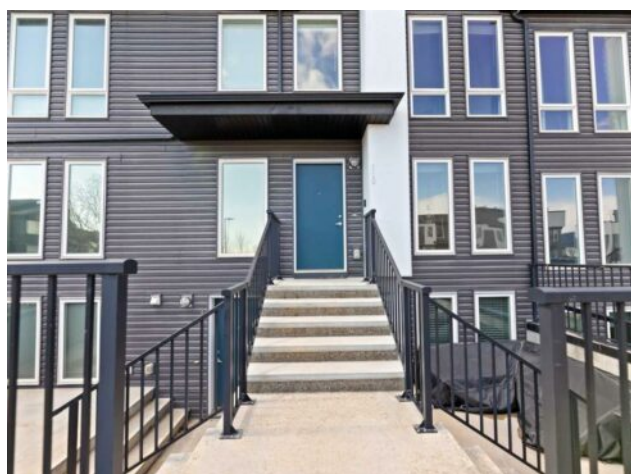


**110, 338 Seton Circle SE  
Calgary, Alberta**

**MLS # A2213641**



**\$464,000**

<b>Division:</b>	Seton		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,536 sq.ft.	<b>Age:</b>	2020 (5 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Private		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 309
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Quartz Counters		

**Inclusions:** N/A

Introducing ZEN Sequel, a stylish and contemporary townhome nestled in the heart of Calgary's thriving Seton community—where lifestyle, location, and luxury align effortlessly. Perfectly situated in one of the city's most dynamic neighborhoods, ZEN Sequel is surrounded by a vibrant mix of homes, offices, hotels, restaurants, shops, and lush parks that redefine urban convenience. From the moment you walk in, this modern open-concept layout impresses with its spacious living room, elegant dining area, and a sleek 2-piece main floor bathroom. Beautiful laminate flooring flows seamlessly throughout the main level, setting a tone of clean sophistication. The kitchen is a showstopper—featuring timeless white cabinetry, quartz countertops, stainless steel appliances, and an oversized eating-bar island perfect for entertaining or casual meals. Upstairs, you'll find two generous bedrooms, each designed with comfort and privacy in mind. The primary suite includes dual closets and a private 3-piece ensuite, while the second bedroom offers its own 4-piece ensuite—ideal for guests, roommates, or family. A standout feature of this home is the top-floor bonus room, complete with a wet bar and bar fridge, making it the perfect space for a cozy movie night, a peaceful yoga studio, or your own personal retreat. Step out onto your private, south-facing rooftop deck and soak in the sun or unwind under the stars. And for pet lovers, the fully fenced backyard ensures your furry friends have a safe space to enjoy their daily routines. Living at ZEN Sequel means more than just a beautiful home—it means a lifestyle. From weekend walks along green pathways and parks, to shopping, dining, and even working just minutes away, Seton offers it all. Enjoy easy access to the world-class YMCA, entertainment, and quick

travel via Deerfoot and Stoney Trail. As an added bonus, the complex is Airbnb-friendly, making this not only a dream home for first-time buyers but also an exceptional investment opportunity for the savvy buyer. This is more than a home. It's a destination. Welcome to ZEN Sequel in Seton—where modern living meets limitless possibility.