

**111, 338 Seton Circle SE
Calgary, Alberta**

MLS # A2215400



\$290,000

Division:	Seton		
Type:	Residential/Five Plus		
Style:	Townhouse-Stacked		
Size:	654 sq.ft.	Age:	2021 (4 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 149
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: TV and mount in Living Room; Large Wall Mirror

No elevators, no hallways, your own private entrance with parking right out front AND if you've got a big dog this is your home! Welcome to this south-facing, corner unit in desirable Seton. This immaculate 2-bedroom home showcases modern laminate flooring throughout and a thoughtfully designed layout perfect for today's lifestyle. The kitchen impresses with white cabinetry and sleek quartz countertops that are repeated in the stylish bathroom, creating a cohesive design aesthetic throughout. The open-concept living area offers the perfect space for relaxing or entertaining. Step outside to your extended private concrete patio — an urban retreat ideal for morning coffee, summer barbecues, or simply enjoying Calgary's beautiful weather. As a corner unit, below grade, you'll appreciate the enhanced privacy and abundant natural light from multiple exposures. Families will love the convenience of having a children's playground directly across the street, providing endless outdoor enjoyment for little ones without having to travel far from home. The prime Seton location puts you minutes from shopping, dining, recreation, and major transportation routes, making daily errands and commutes effortless.