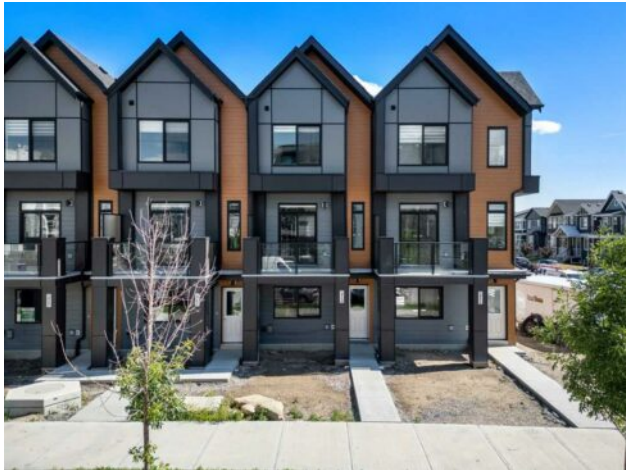


**203, 550 Seton Circle SE  
Calgary, Alberta**

**MLS # A2236709**



**\$472,000**

<b>Division:</b>	Seton		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,238 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Tandem		
<b>Lot Size:</b>	0.00 Acre		
<b>Lot Feat:</b>	Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 226
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Double Vanity, Kitchen Island, Quartz Counters, Storage		

**Inclusions:** None

Welcome to the Sage townhome by the award winning - Trico Homes. A beautifully crafted 2-bedroom, 2.5-bathroom residence located in the vibrant master-planned community of Seton in Southeast Calgary. Thoughtfully designed with modern living in mind, this stylish home offers over 1,100 sq ft of comfortable space and a host of elevated finishes—all in a walkable, amenity-rich neighbourhood. Step inside to discover a Scandinavian-inspired interior palette, highlighted by luxury vinyl plank flooring, soft carpet in the bedrooms, and sleek quartz countertops throughout. The bright and functional kitchen features ceiling-height cabinetry, a Silgranit undermount sink, a peninsula island, and a premium gas range appliance package with upgraded finishes—valued at over \$12,000 and included in the price. Tile extends to the ceiling above the showers, and all full bathrooms include elegant undermount sinks, giving the home a clean and polished feel. The open-concept living area extends outdoors to an 11' x 6' vinyl-finished balcony—ideal for morning coffee or evening relaxation. The upper level features two well-sized bedrooms, each with its own private full bathroom, offering comfort and privacy for roommates, guests, or small families. Additional features include AC rough-in, zebra blinds, and durable Hardie Board, Hardie Panel, manufactured stone, aluminum, and Smart Board on the contemporary exterior. Seton is Calgary's premier urban district, home to the South Health Campus, the largest YMCA in the world, a bustling retail and entertainment corridor, and extensive green spaces. A future Green Line C-Train station will further enhance accessibility, connecting Seton directly to downtown. Outdoor enthusiasts will appreciate the 10 km pathway system, central park space, and planned recreational

amenities including tennis courts, splash parks, and more. Schools, restaurants, shopping, fitness centres, and healthcare are all within walking distance, making Seton a complete and connected community. Whether you're a first-time buyer or simply seeking a stylish low-maintenance home in a thriving neighbourhood, the Sage townhome offers outstanding value and thoughtful design in one of Calgary's most dynamic new communities.