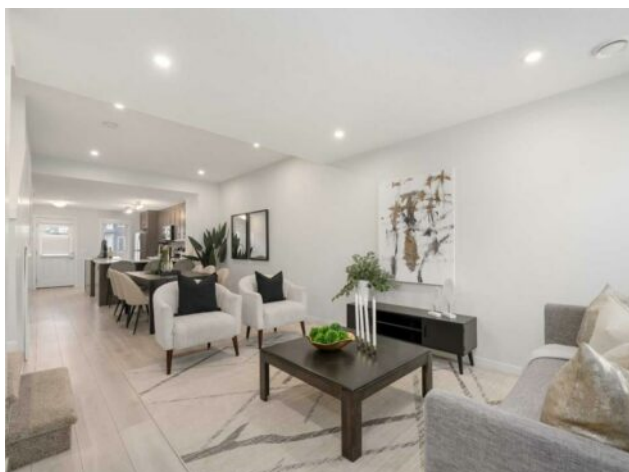


434 Seton Circle SE
Calgary, Alberta

MLS # A2204994

\$469,500



Division:	Seton		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	1,540 sq.ft.	Age:	2022 (3 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Off Street, Stall		
Lot Size:	-		
Lot Feat:	Landscaped		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 309
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	M-1
Foundation:	Other	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Smoking Home		

Inclusions: NONE

This brand-new complex, completed in 2022, is ready for its first family. Seton is known for its amazing amenities, including parks, close to the hospital (South Health Campus), top-rated schools, a Cineplex VIP cinema, grocery stores, the YMCA, and a wide range of restaurants and shops—all just a short walk away. The home offers two bedrooms, each with its own private ensuite, ensuring plenty of space and privacy. The upper level features a spacious family room, perfect for cozy movie nights or hosting guests. With in-unit laundry and a thoughtful layout throughout, this townhome provides a perfect blend of convenience and comfort. Outside, you'll find ample visitor parking and all the perks of this vibrant, walkable neighbourhood. This home is move-in ready and waiting for you to make it your own!