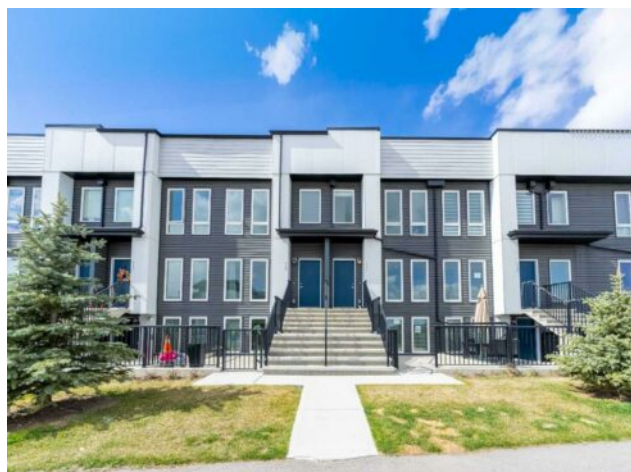


450 Seton Circle SE  
Calgary, Alberta

MLS # A2212836



**\$470,000**

Division:	Seton		
Type:	Residential/Five Plus		
Style:	3 Level Split		
Size:	1,532 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

Come check out this stunning 3-level townhome this Saturday during the open house! Located in the highly sought-after Seton community, this brand new 2022 complex is ready to welcome a new family. Seton is celebrated for its incredible amenities—enjoy easy access to parks, Alberta's largest hospital (South Health Campus), top-rated schools, a Cineplex VIP cinema, grocery stores, YMCA, and a wide variety of restaurants and shops, all within walking distance. This beautiful home features 2 bedrooms, each with its own private ensuite, offering the perfect balance of space and privacy. The upper level boasts a spacious family room, ideal for cozy movie nights or entertaining guests. With in-unit laundry and thoughtful design throughout, this townhome blends convenience and comfort seamlessly. Outside, you'll find ample visitor parking and all the perks of a vibrant, walkable community. This home is move-in ready and waiting for its new owners to make it their own. Don't miss out—this townhome won't last long!