104 474 Seton Circle SE

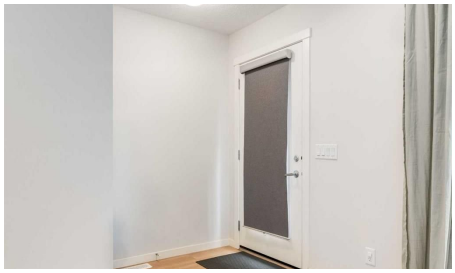
Calgary | Active | MLS® A2345608

$449,000









Bedrooms	Bathrooms	Year Built	Living area
2	**3**	**2022**	**1,638.57 sq. ft.**

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Listed by Bow Realty

A closer look

Welcome to this beautifully maintained 1,639 sq. ft. townhome in the master-planned community of Seton, where modern living meets exceptional convenience. Featuring 2 bedrooms, 2.5 bathrooms, a double tandem attached garage, and an impressive third-floor flex/recreation room with a large rooftop balcony, this home offers plenty of space for both everyday living and entertaining. The welcoming walkway and front yard create great curb appeal as you approach the home. Inside, the open-concept main floor seamlessly connects the living room, dining area, and kitchen, creating a bright and functional space for gatherings and everyday life. The kitchen features a newer full suite of LG appliances, including a refrigerator, electric range, dishwasher, and microwave hood fan. Just off the kitchen, step outside onto the balcony, complete with a gas BBQ line, making summer grilling effortless. Upstairs, the spacious primary bedroom offers a 4-piece ensuite, while the second well-sized bedroom features access to its own 4-piece bathroom, providing comfort and convenience for family members or guests. The true showstopper is the third-floor recreation/flex room, accompanied by a huge rooftop balcony. This versatile space can easily be used as a home office, media or movie room, study, fitness area, or potentially a third bedroom, depending on your needs. The rooftop balcony provides an exceptional outdoor retreat-perfect for relaxing on warm summer days or enjoying evening sunsets and entertaining with friends. The lower level offers a double tandem attached garage with generous storage space, along with a convenient separate entrance/door providing access from the rear of the home. This home also has air conditioning throughout the whole house. Seton offers an unmatched lifestyle with an abundance of amenities right outside your door. The community is home to the Seton YMCA, featuring swimming pools, sports courts, fitness facilities, and two ice rinks, along with the Calgary Public Library and a high school connected to the complex. Residents also enjoy easy access to the South Health Campus, shopping, restaurants, services, and numerous everyday conveniences. This is a home that truly has it all-space, flexibility, outdoor living, and an incredible location. Don't miss your opportunity to make it yours. Book your private showing today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2345608
Bedrooms	2
Bathrooms	3
Year Built	2022
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Conventional Condo
Transaction Type:	For Sale

Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Townhouse
Total Living Area:	1,638.57 sq. ft.
Main Level Finished Area:	638.43 sq. ft.
Upper Level Finished Area:	1,000.13 sq. ft.
Below Grade Finished Area:	95.2 sq. ft.
Condo Fee:	$399.24
Condo Fee Includes:	Common Area Maintenance, Insurance, Professional Management, Reserve Fund Contributions, Snow Removal, Trash
HOA Fee Frequency:	Annually
Front Exposure:	North
Entry Level:	1
Levels:	Three Or More
End Unit:	2+ Common Walls
Total Rooms Above Grade:	6
Year built:	2022 (Age: 4)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	2310090
Heating:	Forced Air

Basement:	Full, Finished, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stucco, Vinyl Siding, Wood Frame
Structure Type:	Five Plus
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Vinyl Plank
Cooling:	Central Air
Fireplaces:	0
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached
Parking Places:	3
Parking Total/Covered:	3 / -
Laundry Features:	In Unit, Laundry Room
HOA Fee:	$430.00
Condo Fee Frequency:	Monthly
City Quadrant:	Southeast
Condo Name:	Zen Abrio
Community:	Seton
Amenities:	None
Appliances:	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Inclusions:	none
Restrictions:	Pet Restrictions or Board approval Required

Pets Allowed:	Restrictions, Cats OK, Dogs OK
Main Floor	Balcony · 6'4" × 5'9" ·
Main Floor	Dining Room · 12'2" × 11'8" ·
Main Floor	Kitchen · 14'4" × 11'5" ·
Main Floor	Living Room · 12'11" × 11'2" ·
2nd Floor	Bedroom - Primary · 15'1" × 12'2" ·
2nd Floor	Bedroom · 15'1" × 10'6" ·
3rd Floor	Loft · 20'1" × 15'2" ·
3rd Floor	Balcony · 16'3" × 11'4" ·
Lower Level	Storage · 6'1" × 4'3" ·
Lower Level	Furnace/Utility Room · 5'1" × 4'3" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Walking/Bike Paths
Interior Features:	Breakfast Bar, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Separate Entrance, Vinyl Windows
Exterior Features:	Balcony, BBQ gas line
Patio And Porch Features:	Balcony(s), None
Lot Features:	Front Yard, Landscaped
Num. of Parcels:	0
Fencing:	Partial
Region:	Calgary
Zone:	CAL Zone SE
Zoning:	M-1
Listed Date:	Sep 15, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/104-474-seton-circle-se-calgary-a2345608/

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