314 338 Seton Circle

Calgary | Active | MLS® A2354418

$424,999









Bedrooms	Bathrooms	Year Built	Living area
2	**3**	**2020**	**1,531.42 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by eXp Realty

A closer look

WELCOME TO ZEN SEQUEL IN THE HEART OF SETON! This beautifully designed 3-storey townhouse offers the perfect blend of modern style, comfort, and functionality, complete with 2 BEDROOMS, 2.5 BATHROOMS, A PRIVATE ROOFTOP PATIO, AND TWO PARKING STALLS!

Step inside to discover a bright and inviting open-concept main floor, thoughtfully designed for both everyday living and entertaining. The stylish kitchen features quartz countertops, a spacious central island, contemporary backsplash, stainless steel appliances, and a convenient pantry, offering plenty of storage and prep space. The adjoining dining and living areas create a warm and welcoming atmosphere, while direct access to your private, fenced backyard makes outdoor entertaining a breeze. A storage shed is also included for added convenience!

Upstairs, you'll find TWO generously sized primary bedrooms, each complete with its own private ensuite bathroom. Positioned at opposite ends of the second level, these bedrooms offer exceptional privacy, making this layout ideal for roommates, guests, or a home office setup. Convenient upper-level laundry adds to the home's thoughtful design.

The third level is where this home truly shines! A versatile bonus room provides the perfect space for a cozy family room, home office, or additional entertaining area. Already roughed-in and ready for a future wet bar, this space offers exciting possibilities for creating your own entertainment retreat. Step outside onto your PRIVATE ROOFTOP PATIO, an incredible extension of your living space where you can soak up the sunshine, unwind after a long day, or enjoy warmer evenings with friends and family.

Additional highlights include smart home features, ample storage throughout, and the convenience of TWO PARKING STALLS - a valuable feature in this vibrant community!

Located in the sought-after community of Seton, you'll enjoy incredible access to everyday amenities, including the South Health Campus, Brookfield Residential YMCA, Cineplex Cinemas, restaurants, shopping, parks, and pathways. With everything you need just minutes away, Seton offers the perfect combination of urban convenience and community living.

DON'T MISS YOUR OPPORTUNITY TO CALL THIS FANTASTIC TOWNHOME YOUR OWN!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2354418
Bedrooms	2
Bathrooms	3

Year Built	2020
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Bare Land Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	3 (or more) Storey
Total Living Area:	1,531.42 sq. ft.
Condo Fee:	$340.17
Condo Fee Includes:	Common Area Maintenance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Snow Removal, Trash
HOA Fee Frequency:	Annually
Lot Area:	10,979 sq. ft.
Lot Frontage:	13'
Front Exposure:	North
Entry Level:	1
Levels:	Three Or More
End Unit:	1 Common Wall
Total Rooms Above Grade:	6
Year built:	2020 (Age: 6)
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:	2111479
Heating:	Forced Air, Natural Gas
Basement:	None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Concrete, Wood Frame
Structure Type:	Five Plus
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Laminate, Tile
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Assigned, Stall, Titled
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Laundry Room, Upper Level
HOA Fee:	$451.50
Condo Fee Frequency:	Monthly
Condo Name:	Z-name Not Listed
Community:	Seton
Amenities:	Visitor Parking
Appliances:	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer
Inclusions:	Family Room Cabinets, Shed

Restrictions:	Condo/Strata Approval, Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions, Cats OK, Dogs OK
Main Floor	Dining Room · 10'9" × 8'3" ·
Main Floor	Kitchen · 13' × 11'3" ·
Main Floor	Living Room · 18'1" × 10'6" ·
Main Floor	Storage · 13'1" × 2'7" ·
2nd Floor	Bedroom · 14'2" × 9'11" ·
2nd Floor	Bedroom - Primary · 16'2" × 14'3" ·
3rd Floor	Family Room · 17'1" × 14'3" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Storage
Exterior Features:	BBQ gas line, Private Entrance, Private Yard
Patio And Porch Features:	Rooftop Patio
Lot Features:	Back Yard
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone SE
Zoning:	M-1
Listed Date:	Oct 29, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/314-338-seton-circle-calgary-a2354418/

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