504 474 Seton Circle SE

Calgary | Active | MLS® A2349329

$214,900









Bedrooms	Bathrooms	Year Built	Living area
1	1	2023	568.47 sq. ft.

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by REMAX Innovations

A closer look

Exceptional value in Seton - modern, low-maintenance and close to everything
Here is an opportunity that is increasingly difficult to find in Seton: a modern, recently built townhouse at an accessible price point, with low condo fees, private outdoor space and one of southeast Calgary's most convenient locations.
Designed for efficient single-level living, this home makes excellent use of its space. The open-concept kitchen and living area feels bright and contemporary, with quartz countertops, stainless steel appliances, subway-tile backsplash, pantry storage and durable vinyl plank flooring throughout-no carpet anywhere in the home. The open layout provides plenty of room to relax, entertain or create a comfortable work-from-home space.
The spacious bedroom easily accommodates a king-sized bed and includes a generous closet. A full four-piece bathroom, in-suite laundry, additional utility-room storage and an assigned parking stall complete the practical side of the home. Outside, your private patio gives you your own spot for summer evenings, morning coffee or simply enjoying the warmer months.
What really sets this property apart is the location. You're in the heart of Seton, within walking distance of restaurants, shopping, parks, playgrounds, a dog park, health services and the South Health Campus. Seton's HOA facility, The Block, is also just a short walk away, offering amenities including a skating rink, basketball, tennis and pickleball courts, a splash park, fire pits and picnic areas. Major routes are easily accessible when you need to get elsewhere in the city.
Pet-friendly, low condo fees, modern construction and an attractive price point make this a compelling alternative to renting and an excellent option for a first-time buyer, investor or anyone looking for a newer home without the price tag that often comes with Seton.
If you've been waiting for a newer, affordable home in one of Calgary's most amenity-rich communities, this one deserves your attention.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2349329
Bedrooms	1
Bathrooms	1
Year Built	2023
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-Stacked
Total Living Area:	568.47 sq. ft.
Condo Fee:	$109.79
Condo Fee Includes:	Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Trash
HOA Fee Frequency:	Annually
Front Exposure:	Northeast
Entry Level:	1
Levels:	One
End Unit:	2+ Common Walls
Total Rooms Above Grade:	4
Year built:	2023 (Age: 3)
Bedrooms:	1 (Above Grd: 1)
Bedrooms Above Grade:	1
Bedrooms On Main:	1
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	2312075
Heating:	Baseboard
Basement:	None
Foundation:	Poured Concrete
New Constr.:	No

Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	Other
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Vinyl Plank
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Stall
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
HOA Fee:	$451.50
Condo Fee Frequency:	Monthly
City Quadrant:	Southeast
Condo Name:	Zen Abrio
Community:	Seton
Amenities:	Other
Appliances:	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Inclusions:	N/A
Restrictions:	Pets Allowed, Utility Right Of Way
Pets Allowed:	Yes
Main Floor	Kitchen · 11'2" × 9'3" ·
Main Floor	Bedroom - Primary · 11'2" × 10'5" ·
Main Floor	Living Room · 12'3" × 9'7" ·

Main Floor	Foyer · 5' × 3'10" ·
Main Floor	Laundry · 3'5" × 3'2" ·
Title to Land:	Fee Simple
Community Features:	Clubhouse, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting
Exterior Features:	Other
Patio And Porch Features:	Patio
Lot Features:	Other
Num. of Parcels:	0
Fencing:	Partial
Region:	Calgary
Zone:	CAL Zone SE
Zoning:	M-1
Listed Date:	Oct 01, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/504-474-seton-circle-se-calgary-a2349329/

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