

# \$259,900 - 504, 474 Seton Circle Se, Calgary

MLS® #A2190495

**\$259,900**

1 Bedroom, 1.00 Bathroom, 514 sqft  
Residential on 0.00 Acres

Seton, Calgary, Alberta

Make yourself at home in this stunning single-level stacked townhouse, designed with a modern and stylish touch. With low condo fees and an exceptional location in Seton, this home is perfect for first time home buyer's and investors. Step inside to a functional open layout where every square foot is thoughtfully utilized, with neutral vinyl plank flooring throughout - no carpet! A modern kitchen features sleek stainless steel appliances, quartz countertops, a pantry, and subway tile backsplash, while seamlessly overlooking the spacious living room. The open floor plan makes this home a perfect place for entertaining. The bedroom offers a cozy retreat with ample space for a king-sized bed and a generous sized closet for added convenience and storage. The home is complete with a full bathroom, in-suite laundry and extra storage in the utility room. Step outside to your private patio, ideal for summertime entertaining or morning coffee. Additionally, you'll enjoy the convenience of an assigned parking stall. This beautifully located townhome is within walking distance of parks, playgrounds, the Seton Homeowners Association (currently under construction), dog park, hospital, dining, and numerous other amenities, making it perfect for those who enjoy a vibrant and convenient lifestyle. Additionally, with easy access to major routes, commuting couldn't be more convenient. Your furry friends are welcome in this Pet friendly complex with low condo fees of



\$109.79/month! Perfect as an investment opportunity or first time buyer. Property is below grade.

Built in 2023

### Essential Information

MLS® #	A2190495
Price	\$259,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	514
Acres	0.00
Year Built	2023
Type	Residential
Sub-Type	Row/Townhouse
Style	Stacked Townhouse
Status	Active

### Community Information

Address	504, 474 Seton Circle Se
Subdivision	Seton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3P6

### Amenities

Amenities	Visitor Parking
Parking Spaces	1
Parking	Assigned, Stall

### Interior

Interior Features	No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	Baseboard, Electric, Other

Cooling	None
Basement	None

### **Exterior**

Exterior Features	None
Lot Description	Other
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	January 30th, 2025
Days on Market	58
Zoning	M-1
HOA Fees	375
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	eXp Realty
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