

# \$467,500 - 450 Seton Circle Se, Calgary

MLS® #A2212836

**\$467,500**

2 Bedroom, 3.00 Bathroom, 1,532 sqft

Residential on 0.00 Acres

Seton, Calgary, Alberta

Welcome to your dream home in the heart of Seton – a vibrant, fast-growing community packed with energy, style, and unbeatable convenience! This stunning 3-storey townhome, built in 2022, is the perfect blend of modern design and functional living, ideal for those seeking both comfort and connection to everything Calgary has to offer.

Step inside and immediately feel the difference! Featuring two spacious bedrooms, each with its own private ensuite, it offers the perfect setup for growing families, roommates, or guests who enjoy a little extra privacy. On the top floor, you'll discover a versatile family room flooded with natural light – an ideal spot for movie nights, a cozy reading nook, or even your dream home office.

The open-concept main level offers seamless flow between the living, dining, and kitchen spaces, creating an inviting atmosphere for entertaining or everyday living. Sleek modern finishes, in-suite laundry, and smart storage solutions throughout add to the effortless functionality of this beautiful home.

But the real magic? It's outside your front door. Seton is one of Calgary's most exciting neighbourhoods, known for its walkable lifestyle and top-tier amenities. You're just minutes from the South Health Campus, one of Alberta's leading hospitals, and surrounded by everything from



a VIP Cineplex theatre and a massive YMCA to grocery stores, caf  s, restaurants, schools, and parks  all within easy reach.

Whether you're a first-time buyer, downsizer, or investor, this move-in ready home is a rare find in a location that keeps getting better.

Don  t miss your chance to live in one of Calgary  s most sought-after communities, where style, space, and convenience come together perfectly.

Built in 2022

**Essential Information**

MLS�� #	A2212836
Price	\$467,500
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,532
Acres	0.00
Year Built	2022
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Level Split
Status	Active

**Community Information**

Address	450 Seton Circle Se
Subdivision	Seton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3H1

**Amenities**

Amenities	Parking, Trash, Visitor Parking
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Parking Spaces	1
Parking	Off Street, Stall

## Interior

Interior Features	High Ceilings, Kitchen Island, No Smoking Home
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	Baseboard
Cooling	None
Basement	None

## Exterior

Exterior Features	Balcony, Playground, Private Yard
Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Other

## Additional Information

Date Listed	April 22nd, 2025
Days on Market	44
Zoning	M-1

## Listing Details

Listing Office	Real Broker
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