

# \$473,888 - 401, 474 Seton Circle Se, Calgary

MLS® #A2229177

**\$473,888**

3 Bedroom, 3.00 Bathroom, 1,897 sqft

Residential on 0.00 Acres

Seton, Calgary, Alberta

\*\*\*OPEN HOUSE Sunday June 22,2025

2-4pm\*\*\* Located in the heart of dynamic Seton, this stylish end-unit townhouse with central air conditioning delivers nearly 1,900 sq ft of contemporary living across three thoughtfully designed levels. The main floor is bright and inviting with large corner windows in the living room and a neutral colour palette that enhances the airy feel. Show off your culinary prowess in the well-appointed kitchen featuring full-height cabinetry, timeless subway tile, granite countertops and an oversized peninsula island with breakfast bar seating to causally convene around. Clear sightlines into the dining room make entertaining a breeze with access to the privately fenced yard making it ideal for both indoor and outdoor gatherings. A convenient powder room completes the main level. Upstairs, the primary bedroom offers a relaxing retreat with a spacious 5-piece ensuite that includes convenient dual sinks. Two additional bedrooms, a 4-piece bathroom and full laundry provide flexibility for family or guests. Gather in the rare 3rd level bonus room and enjoy movies and games nights then head out to the expansive rooftop deck with mountain views as the backdrop to all of your entertaining and unwinding. Seton is one of Calgary's most vibrant and walkable urban communities with a 365-acre masterplan that includes the world's largest YMCA, a public library, South Health Campus, Union Park and a diverse mix of shops, restaurants, pubs and



services. This move-in-ready home offers a rare combination of size, style and locationâ€”perfect for professionals and families alike!

Built in 2023

**Essential Information**

MLS® #	A2229177
Price	\$473,888
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,897
Acres	0.00
Year Built	2023
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

**Community Information**

Address	401, 474 Seton Circle Se
Subdivision	Seton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3P6

**Amenities**

Amenities	Parking, Snow Removal
Parking Spaces	1
Parking	Assigned, Stall

**Interior**

Interior Features	Breakfast Bar, Double Vanity, Granite Counters, Recessed Lighting, Soaking Tub, Storage
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Range Hood,

	Refrigerator, Washer/Dryer, Water Softener
Heating	Forced Air, Natural Gas
Cooling	Central Air
Basement	None

## Exterior

Exterior Features	Private Yard
Lot Description	Low Maintenance Landscape, Many Trees, Views
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 10th, 2025
Days on Market	24
Zoning	M-1

## Listing Details

Listing Office	4th Street Holdings Ltd.
----------------	--------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.