

# \$269,000 - 452 Seton Circle Se, Calgary

MLS® #A2206233

**\$269,000**

1 Bedroom, 1.00 Bathroom, 534 sqft

Residential on 0.00 Acres

Seton, Calgary, Alberta

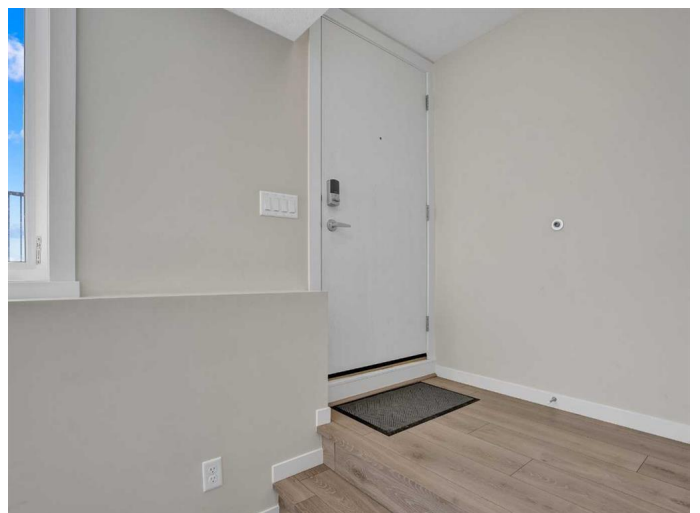
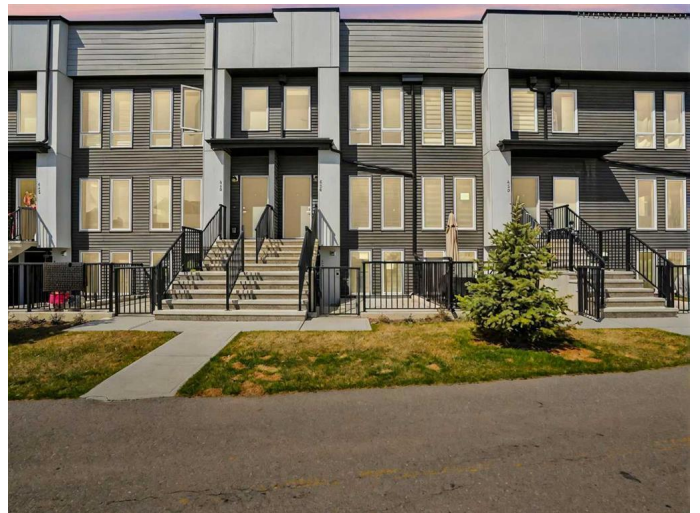
Looking for a well-appointed bungalow-style townhome in South Calgary? This recently built unit in the peaceful community of Seton is just minutes from South Health Campus, Calgary Public Library, Spruce Meadows, South Centre Mall, and a variety of restaurants. Flooded with natural sunlight, this beautifully designed home features tasteful laminate flooring and a neutral color palette throughout. The open-concept floor plan offers a spacious living area, a large bedroom with generous double closets, and a modern kitchen equipped with stainless steel appliances, quartz countertops, an undermount sink, and a pantry. Additional conveniences include in-suite laundry, a dedicated ventilation system, a private hot water tank, a thermostat, and an exclusive parking stall. Enjoy your south-facing Court-yard, perfect for relaxing in the sun and taking in the peaceful surroundings. Plus, this Airbnb-friendly building is just steps from the VIP Cinema, YMCA, and a nearby dog park. Don't miss this incredible opportunity—schedule your private showing today! Be sure to check out the virtual tour! This unit is below grade.

Built in 2023

## Essential Information

MLS® #                   A2206233

Price                     \$269,000



Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	534
Acres	0.00
Year Built	2023
Type	Residential
Sub-Type	Row/Townhouse
Style	Stacked Townhouse
Status	Active

### **Community Information**

Address	452 Seton Circle Se
Subdivision	Seton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3H1

### **Amenities**

Amenities	Snow Removal, Trash, Visitor Parking
Parking Spaces	1
Parking	Stall

### **Interior**

Interior Features	See Remarks, Separate Entrance
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard
Cooling	None
Basement	None

### **Exterior**

Exterior Features	Courtyard, Lighting, Private Entrance
Lot Description	Landscaped, See Remarks, Street Lighting
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 18th, 2025
Days on Market	67
Zoning	M-1
HOA Fees	394
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	CIR Realty
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