

# \$549,900 - 101, 474 Seton Circle Se, Calgary

MLS® #A2212386

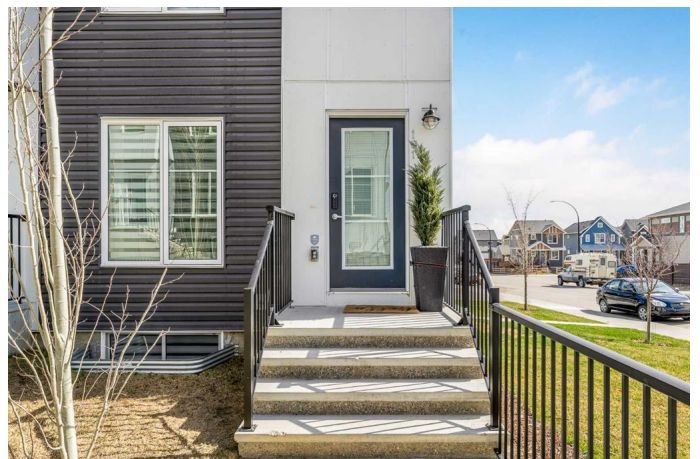
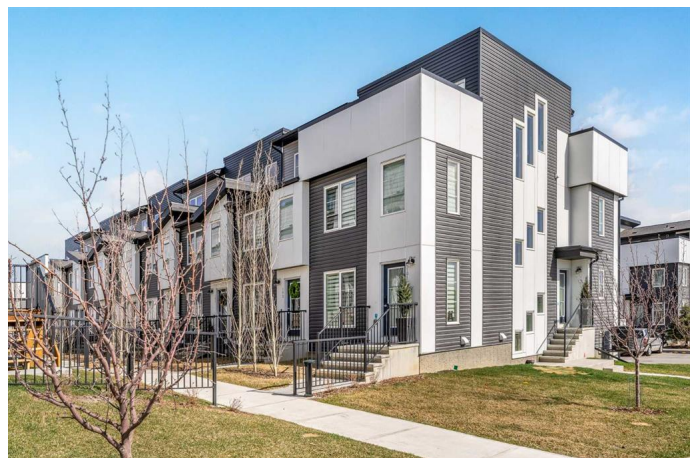
**\$549,900**

3 Bedroom, 3.00 Bathroom, 1,764 sqft

Residential on 0.00 Acres

Seton, Calgary, Alberta

Step into this impeccably upgraded 3-bedroom, 2.5-bathroom end unit townhouse in the heart of Seton, offering nearly 2000 sq ft of thoughtfully designed developed living space, this home blends modern style, comfort, and functionality in all the right ways. The main floor features a bright open-concept layout with expansive windows, a stunning custom fireplace, perfectly designed dining space and a spacious kitchen complete with upgraded appliances, generous counter space, and plenty of cabinetry—ideal for everyday living and entertaining. Upstairs, enjoy custom closets throughout, including a show-stopping walk-in closet in the primary suite. The third floor offers a large bonus room, perfect for a home office, gym, or cozy movie nights, and leads to your own private rooftop patio—a perfect retreat for relaxing or entertaining. Notable upgrades include custom motorized blinds, designer light fixtures, central air conditioning, and so much more. The tandem garage comfortably fits two vehicles and still offers ample storage, along with epoxied floors and 220V power, making it ideal for EV charging or a workspace. Set in one of Calgary's most dynamic and growing communities, you're just minutes from shops, restaurants, schools, the South Health Campus, and more. This home is a rare find—loaded with upgrades, extra space, and unbeatable value in Seton. Come see it for yourself before it's gone!



Built in 2022

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2212386      |
| Price          | \$549,900     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,764         |
| Acres          | 0.00          |
| Year Built     | 2022          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

## Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 101, 474 Seton Circle Se |
| Subdivision | Seton                    |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3M 3P6                  |

## Amenities

|                |                                |
|----------------|--------------------------------|
| Amenities      | Snow Removal, Visitor Parking  |
| Parking Spaces | 2                              |
| Parking        | Double Garage Attached, Tandem |
| # of Garages   | 2                              |

## Interior

|                   |                                                                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Ceiling Fan(s), Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Walk-In Closet(s) |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Refrigerator, Washer, Window Coverings                         |
| Heating           | Forced Air                                                                                                                                          |
| Cooling           | Central Air                                                                                                                                         |

|                 |                       |
|-----------------|-----------------------|
| Fireplace       | Yes                   |
| # of Fireplaces | 1                     |
| Fireplaces      | Electric, See Remarks |
| Basement        | None                  |

## Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Balcony, Private Entrance |
| Lot Description   | See Remarks               |
| Roof              | Asphalt Shingle           |
| Construction      | Vinyl Siding, Wood Frame  |
| Foundation        | Poured Concrete           |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 16th, 2025 |
| Days on Market | 17               |
| Zoning         | M-1              |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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