# $472,000 - 203, 550 Seton Circle Se, Calgary

MLS® #A2236709
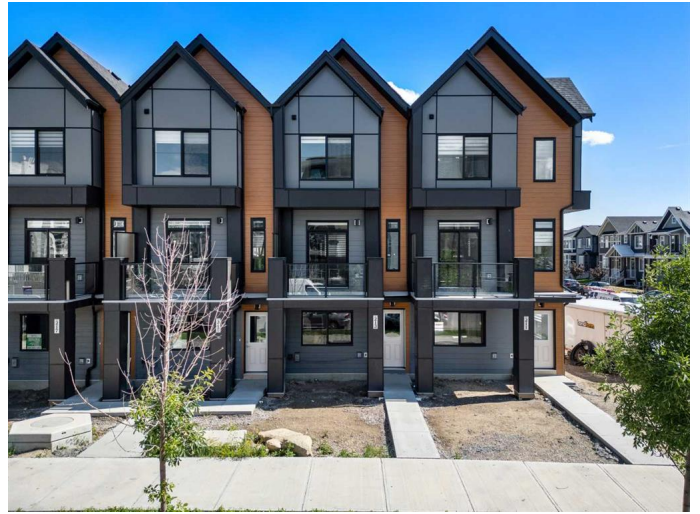
## $472,000

2 Bedroom, 3.00 Bathroom, 1,238 sqft
Residential on 0.00 Acres

Seton, Calgary, Alberta

Welcome to the Sage townhome by the award winning - Trico Homes. A beautifully crafted 2-bedroom, 2.5-bathroom residence located in the vibrant master-planned community of Seton in Southeast Calgary. Thoughtfully designed with modern living in mind, this stylish home offers over 1,100 sq ft of comfortable space and a host of elevated finishesâ€"all in a walkable, amenity-rich neighbourhood.

Step inside to discover a Scandinavian-inspired interior palette, highlighted by luxury vinyl plank flooring, soft carpet in the bedrooms, and sleek quartz countertops throughout. The bright and functional kitchen features ceiling-height cabinetry, a Silgranit undermount sink, a peninsula island, and a premium gas range appliance package with upgraded finishesâ€"valued at over $12,000 and included in the price. Tile extends to the ceiling above the showers, and all full bathrooms include elegant undermount sinks, giving the home a clean and polished feel.

The open-concept living area extends outdoors to an 11â€™6â€• x 6â€™10â€• vinyl-finished balconyâ€"ideal for morning coffee or evening relaxation. The upper level features two well-sized bedrooms, each with its own private full bathroom, offering comfort and privacy for roommates, guests, or small families. Additional features include AC

rough-in, zebra blinds, and durable Hardie Board, Hardie Panel, manufactured stone, aluminum, and Smart Board on the contemporary exterior.

Seton is Calgary's premier urban district, home to the South Health Campus, the largest YMCA in the world, a bustling retail and entertainment corridor, and extensive green spaces. A future Green Line C-Train station will further enhance accessibility, connecting Seton directly to downtown. Outdoor enthusiasts will appreciate the 10 km pathway system, central park space, and planned recreational amenities including tennis courts, splash parks, and more. Schools, restaurants, shopping, fitness centres, and healthcare are all within walking distance, making Seton a complete and connected community.

Whether you're a first-time buyer or simply seeking a stylish low-maintenance home in a thriving neighbourhood, the Sage townhome offers outstanding value and thoughtful design in one of Calgary's most dynamic new communities.

Built in 2025

## Essential Information

| MLS® # | A2236709 |
| --- | --- |
| Price | $472,000 |
| Bedrooms | 2 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,238 |
| Acres | 0.00 |
| Year Built | 2025 |
| Type | Residential |
| Sub-Type | Row/Townhouse |

| | |
|---|---|
| Style | 2 Storey |
| Status | Active |

## Community Information

| | |
|---|---|
| Address | 203, 550 Seton Circle Se |
| Subdivision | Seton |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3M 3Y8 |

## Amenities

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

## Interior

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|---|---|
| Interior Features | Built-in Features, Double Vanity, Kitchen Island, Quartz Counters, Storage |
| Appliances | Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Stove(s), Washer |
| Heating | Forced Air |
| Cooling | None |
| Basement | None |

## Exterior

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|---|---|
| Exterior Features | Balcony |
| Lot Description | Street Lighting |
| Roof | Asphalt Shingle |
| Construction | Composite Siding |
| Foundation | Poured Concrete |

## Additional Information

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|---|---|
| Date Listed | July 9th, 2025 |
| Days on Market | 3 |
| Zoning | M-1 |

## Listing Details

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|---|---|
| Listing Office | eXp Realty |