

**366 Seton Villas SE**  
**Calgary, Alberta**

**MLS # A2275132**



**\$499,900**

<b>Division:</b>	Seton		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Townhouse		
<b>Size:</b>	1,486 sq.ft.	<b>Age:</b>	2022 (4 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Few Trees, Front Yard, Interior Lot, Rectangular Lot, Underground		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 316
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Concrete, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub		

**Inclusions:** N/A

Welcome to this well appointed townhouse located in the heart of Seton, one of Southeast Calgary's most vibrant and sought-after communities. This home offers 3 spacious bedrooms, 2 full bathrooms, and 1 convenient half bath, designed for comfortable and functional living. The modern kitchen is thoughtfully upgraded with a gas range, chimney style hood fan, built-in microwave, and a double door refrigerator with water and ice dispenser. Open and inviting, it is ideal for both everyday living and entertaining. Stackable laundry adds efficiency while keeping the layout practical. Residents enjoy exclusive access to the Seton HOA, featuring amenities such as ice rinks, tennis courts, a splash park, and an on site daycare facility. Daily conveniences are just steps away, with a nearby shopping strip mall and a larger retail plaza only minutes away. South Health Campus is a quick 3 minute drive, while Deerfoot Trail access is approximately 2 minutes, making commuting effortless. For outdoor enthusiasts, scenic walking paths and easy access to the Bow River are just steps from the property, offering the perfect balance of urban convenience and natural surroundings. An excellent opportunity to own in a well connected, amenity rich community.