

204, 550 Seton Circle SE
Calgary, Alberta

MLS # A2285984



\$414,000

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|------------------|--------------------------------|---------------|------------------|
| Division: | Seton | | |
| Type: | Residential/Five Plus | | |
| Style: | 3 (or more) Storey | | |
| Size: | 1,290 sq.ft. | Age: | 2025 (1 yrs old) |
| Beds: | 2 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached, Tandem | | |
| Lot Size: | 0.00 Acre | | |
| Lot Feat: | Back Lane | | |

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|--------------------|--------------------------------|-------------------|--------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Tile, Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 225 |
| Basement: | None | LLD: | - |
| Exterior: | Composite Siding | Zoning: | M-1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Double Vanity, Quartz Counters | | |

Inclusions: None

PRICED TO SELL – Welcome to Unit 204, 550 Seton Circle SE, a beautifully designed Trico-built townhome in the highly desirable community of Seton. This brand-new home offers nearly 1,200 square feet of thoughtfully planned living space where style, comfort, and convenience come together seamlessly. It is backed by the Alberta New Home Warranty, providing complete peace of mind. From the moment you step inside, you will notice the open-concept layout and elevated finishes throughout. The main living area is filled with natural light from oversized windows and creates a seamless connection between the living room, dining area, and kitchen. This layout is perfect for entertaining guests or unwinding at the end of the day. The kitchen serves as the centerpiece of the home and features sleek quartz countertops, stylish cabinetry, and stainless steel appliances. Upstairs, there are two generously sized bedrooms, each with its own private ensuite and walk-in closet. This thoughtful design is ideal for families, roommates, or hosting guests. The upper level also includes in-suite laundry, adding everyday convenience and functionality. The lower level offers a tandem attached garage with space for two vehicles, along with additional storage for seasonal items or sporting equipment. Every level of this townhome has been carefully designed to balance practicality with modern style. Step outside and enjoy everything Seton has to offer. Known as Calgary’s “Urban District,” this award-winning community includes the South Health Campus, YMCA, Superstore, Cineplex VIP Theatre, as well as numerous restaurants, cafes, and boutique shops, all within walking distance. Residents also enjoy access to parks, walking paths, playgrounds, and convenient routes to Deerfoot Trail and Stoney Trail, making commuting simple and efficient.

With its prime location, quality finishes, and warranty-backed construction, this property is an excellent opportunity for first-time buyers, downsizers, or investors seeking a turnkey home in one of Calgary's fastest-growing communities. Do not miss your opportunity to own this exceptional property at 550 Seton Circle SE. Schedule your private showing today and discover modern living where comfort, convenience, and value meet.