

450 Seton Circle SE
Calgary, Alberta

MLS # A2309764



\$420,000

Division:	Seton		
Type:	Residential/Five Plus		
Style:	3 Level Split		
Size:	1,532 sq.ft.	Age:	2022 (4 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Assigned, Off Street, Stall		
Lot Size:	-		
Lot Feat:	Back Lane, Back Yard		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 309
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	M-1
Foundation:	Other	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: None

Discover this stunning 3-level split townhome in the heart of Seton! Built in 2022, this modern residence combines thoughtful design with unbeatable convenience. Seton is one of Calgary's most vibrant communities, offering everything at your doorstep — from the South Health Campus and YMCA to parks, schools, Cineplex VIP, grocery stores, and countless restaurants and shops. On the main floor, you'll find a large living room, a powder room, laundry, and a beautifully crafted kitchen that opens directly to the backyard — perfect for family gatherings and summer evenings. Upstairs, two spacious bedrooms each feature their own private ensuite, creating comfort and privacy for every household member. The third floor boasts a generous bonus room that flows onto a huge balcony with sweeping city views, ideal for entertaining or relaxing. With in-suite laundry, smart layout, and ample visitor parking, this home blends convenience and lifestyle seamlessly. Assigned Surface Parking Spot #110. This townhome is truly move-in ready and waiting for its next chapter. Don't miss your chance to own in Seton — schedule your showing today before it's gone!