

**216, 474 Seton Circle SE**  
**Calgary, Alberta**

**MLS # A2310310**



**\$309,900**

<b>Division:</b>	Seton		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Bungalow		
<b>Size:</b>	790 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Corner Lot, Front Yard		

<b>Heating:</b>	Electric, Radiant, See Remarks	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 136
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Quartz Counters		

**Inclusions:** NA

Welcome home! This is a pet-friendly condo, so your pets are more than welcome! You can have up to 2 pets without board approval, you can ask for Board Approval for more. This home is perfectly situated to take advantage of all Seton has to offer. Walking paths out your front door, Seton's private Community Center across the street, quick access to highways, and the worlds LARGEST YMCA just up the road. The living room and kitchen are the heart of this home, they are both naturally lit, and have plenty of space to cook and host. The 2 bedrooms are at the back of the home, and provide enough space for a queen sized bed in each, and the closets provide plenty of storage. The 4 piece bathroom is bright and comes complete with quartz counters, and a tub shower combo. This home is the pinnacle of easy maintenance, with tough materials used throughout, and low condo fees, this is a great home for a first time homebuyer, or someone looking to downsize. Call your favourite agent to book a private viewing!