

# \$259,000 - 452 Seton Circle Se, Calgary

MLS® #A2206233

**\$259,000**

1 Bedroom, 1.00 Bathroom, 534 sqft

Residential on 0.00 Acres

Seton, Calgary, Alberta

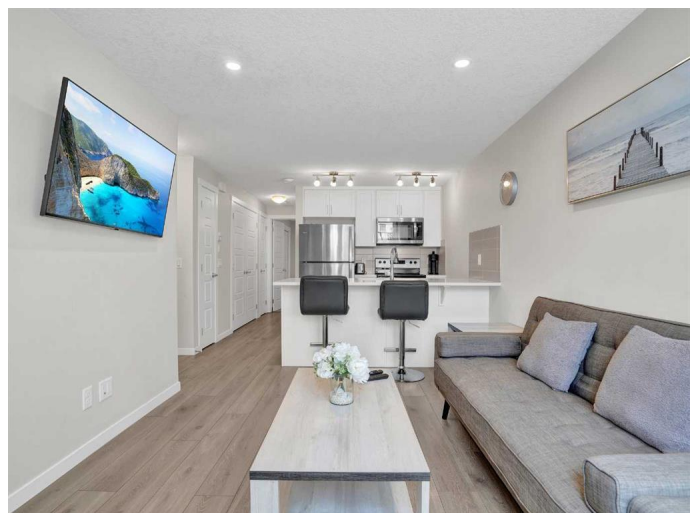
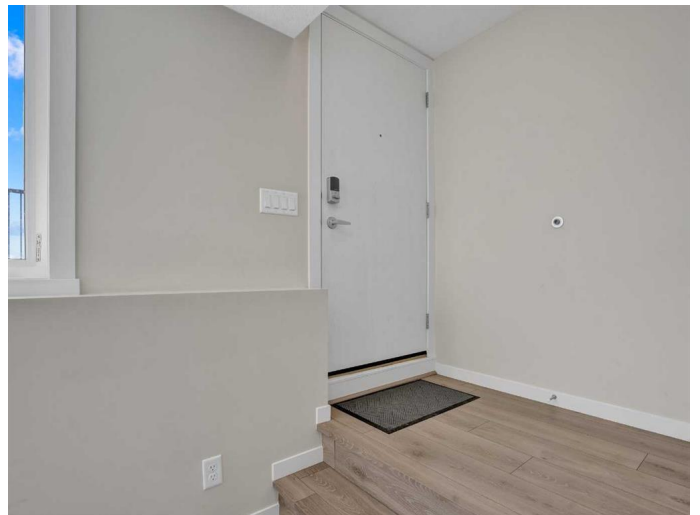
Looking for a well-appointed bungalow-style townhome in South Calgary? This recently built unit in the peaceful community of Seton is just minutes from South Health Campus, Calgary Public Library, Spruce Meadows, South Centre Mall, and a variety of restaurants. Flooded with natural sunlight, this beautifully designed home features tasteful laminate flooring and a neutral color palette throughout. The open-concept floor plan offers a spacious living area, a large bedroom with generous double closets, and a modern kitchen equipped with stainless steel appliances, quartz countertops, an undermount sink, and a pantry. Additional conveniences include in-suite laundry, a dedicated ventilation system, a private hot water tank, a thermostat, and an exclusive parking stall. Enjoy your south-facing Court-yard, perfect for relaxing in the sun and taking in the peaceful surroundings. Plus, this Airbnb-friendly building is just steps from the VIP Cinema, YMCA, and a nearby dog park. Don't miss this incredible opportunity—schedule your private showing today! Be sure to check out the virtual tour! This unit is below grade.

Built in 2023

## Essential Information

MLS® # A2206233

Price \$259,000



|                |                   |
|----------------|-------------------|
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 534               |
| Acres          | 0.00              |
| Year Built     | 2023              |
| Type           | Residential       |
| Sub-Type       | Row/Townhouse     |
| Style          | Stacked Townhouse |
| Status         | Active            |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 452 Seton Circle Se |
| Subdivision | Seton               |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3M 3H1             |

### Amenities

|                |                                      |
|----------------|--------------------------------------|
| Amenities      | Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 1                                    |
| Parking        | Stall                                |

### Interior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Interior Features | See Remarks, Separate Entrance                                                                       |
| Appliances        | Dishwasher, Microwave Hood Fan, Refrigerator, Electric Stove, Washer/Dryer Stacked, Window Coverings |
| Heating           | Baseboard                                                                                            |
| Cooling           | None                                                                                                 |
| Basement          | None                                                                                                 |

### Exterior

|                   |                                          |
|-------------------|------------------------------------------|
| Exterior Features | Courtyard, Lighting, Private Entrance    |
| Lot Description   | Landscaped, See Remarks, Street Lighting |
| Roof              | Asphalt Shingle                          |
| Construction      | Wood Frame                               |
| Foundation        | Poured Concrete                          |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 18th, 2025 |
| Days on Market | 155              |
| Zoning         | M-1              |
| HOA Fees       | 394              |
| HOA Fees Freq. | ANN              |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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