# \$467,500 - 450 Seton Circle Se, Calgary

MLS® #A2212836

# \$467,500

2 Bedroom, 3.00 Bathroom, 1,532 sqft Residential on 0.00 Acres

Seton, Calgary, Alberta

Welcome to your dream home in the heart of Seton â€" a vibrant, fast-growing community packed with energy, style, and unbeatable convenience! This stunning 3-storey townhome, built in 2022, is the perfect blend of modern design and functional living, ideal for those seeking both comfort and connection to everything Calgary has to offer.

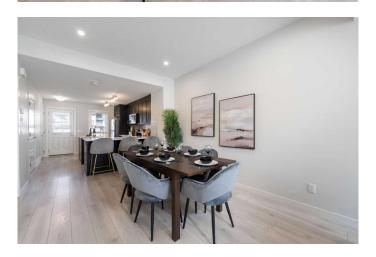
Step inside and immediately feel the difference! Featuring two spacious bedrooms, each with its own private ensuite, it offers the perfect setup for growing families, roommates, or guests who enjoy a little extra privacy. On the top floor, you'll discover a versatile family room flooded with natural lightâ€"an ideal spot for movie nights, a cozy reading nook, or even your dream home office.

The open-concept main level offers seamless flow between the living, dining, and kitchen spaces, creating an inviting atmosphere for entertaining or everyday living. Sleek modern finishes, in-suite laundry, and smart storage solutions throughout add to the effortless functionality of this beautiful home.

But the real magic? It's outside your front door. Seton is one of Calgary's most exciting neighbourhoods, known for its walkable lifestyle and top-tier amenities. You're just minutes from the South Health Campus, one of Alberta's leading hospitals, and surrounded by everything from







a VIP Cineplex theatre and a massive YMCA to grocery stores, cafés, restaurants, schools, and parksâ€"all within easy reach.

Whether you're a first-time buyer, downsizer, or investor, this move-in ready home is a rare find in a location that keeps getting better.

Don't miss your chance to live in one of Calgary's most sought-after communities, where style, space, and convenience come together perfectly.

#### Built in 2022

### **Essential Information**

MLS® # A2212836 Price \$467,500

Bedrooms 2
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,532 Acres 0.00 Year Built 2022

Type Residential

Sub-Type Row/Townhouse

Style 3 Level Split

Status Active

# **Community Information**

Address 450 Seton Circle Se

Subdivision Seton
City Calgary
County Calgary
Province Alberta
Postal Code T3M 3H1

#### **Amenities**

Amenities Parking, Trash, Visitor Parking

Parking Spaces

Parking Off Street, Stall

## Interior

Interior Features High Ceilings, Kitchen Island, No Smoking Home

Appliances Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator,

Washer/Dryer Stacked

Heating Baseboard

Cooling None
Basement None

#### **Exterior**

Exterior Features Balcony, Playground, Private Yard

Lot Description Landscaped

Roof Asphalt Shingle

Construction Wood Frame

Foundation Other

## **Additional Information**

Date Listed April 22nd, 2025

Days on Market 55

Zoning M-1

# **Listing Details**

Listing Office Real Broker

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.