

**401, 550 Seton Circle SE**  
**Calgary, Alberta**

**MLS # A2228018**



**\$488,000**

|                  |                                                |               |                  |
|------------------|------------------------------------------------|---------------|------------------|
| <b>Division:</b> | Seton                                          |               |                  |
| <b>Type:</b>     | Residential/Five Plus                          |               |                  |
| <b>Style:</b>    | 3 (or more) Storey                             |               |                  |
| <b>Size:</b>     | 1,470 sq.ft.                                   | <b>Age:</b>   | 2025 (0 yrs old) |
| <b>Beds:</b>     | 3                                              | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached, Double Garage Detached |               |                  |
| <b>Lot Size:</b> | 0.03 Acre                                      |               |                  |
| <b>Lot Feat:</b> | Low Maintenance Landscape                      |               |                  |

|                    |                                                              |                   |        |
|--------------------|--------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Forced Air, Natural Gas                                      | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Tile, Vinyl Plank                                            | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                                              | <b>Condo Fee:</b> | \$ 311 |
| <b>Basement:</b>   | None                                                         | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Cement Fiber Board, See Remarks                              | <b>Zoning:</b>    | M-1    |
| <b>Foundation:</b> | Poured Concrete                                              | <b>Utilities:</b> | -      |
| <b>Features:</b>   | No Animal Home, No Smoking Home, Open Floorplan, See Remarks |                   |        |

**Inclusions:** N/A

Welcome to this stunning BRAND NEW, CORNER UNIT townhome located in the highly desirable community of Seton. Built by Trico Homes, in the Colors of Seton Project, this END UNIT 3 BEDROOM HOME IS PERFECT FOR YOU! Tastefully decorated with neutral colors, bright open floorplan, Pull Up Blinds Installed in all windows, LVP flooring on main, lush carpet up the stairs and in the bedrooms. UPGRADED appliances, stacked washer/dryer pair, GENEROUS SIZED TANDEM GARAGE COMFORTABLY FITS 2 CARS. Check out the photos... and book your tour today!!