



203, 550 Seton Circle SE Calgary, Alberta

MLS # A2236709



\$472,000

Division: Seton Type: Residential/Five Plus Style: 2 Storey Size: 1,238 sq.ft. Age: 2025 (0 yrs old) **Beds:** Baths: 2 full / 1 half Garage: Double Garage Attached, Tandem Lot Size: 0.00 Acre Lot Feat: Street Lighting

Heating: Water: Forced Air Floors: Sewer: Carpet, Vinyl Plank Roof: Condo Fee: \$ 226 Asphalt Shingle **Basement:** LLD: None Exterior: Zoning: Composite Siding M-1 Foundation: **Poured Concrete Utilities:**

Features: Built-in Features, Double Vanity, Kitchen Island, Quartz Counters, Storage

Inclusions: None

Welcome to the Sage townhome by the award winning - Trico Homes. A beautifully crafted 2-bedroom, 2.5-bathroom residence located in the vibrant master-planned community of Seton in Southeast Calgary. Thoughtfully designed with modern living in mind, this stylish home offers over 1,100 sq ft of comfortable space and a host of elevated finishes— all in a walkable, amenity-rich neighbourhood. Step inside to discover a Scandinavian-inspired interior palette, highlighted by luxury vinyl plank flooring, soft carpet in the bedrooms, and sleek quartz countertops throughout. The bright and functional kitchen features ceiling-height cabinetry, a Silgranit undermount sink, a peninsula island, and a premium gas range appliance package with upgraded finishes— valued at over \$12,000 and included in the price. Tile extends to the ceiling above the showers, and all full bathrooms include elegant undermount sinks, giving the home a clean and polished feel. The open-concept living area extends outdoors to an 11'6" x 6'10" vinyl-finished balcony—ideal for morning coffee or evening relaxation. The upper level features two well-sized bedrooms, each with its own private full bathroom, offering comfort and privacy for roommates, guests, or small families. Additional features include AC rough-in, zebra blinds, and durable Hardie Board, Hardie Panel, manufactured stone, aluminum, and Smart Board on the contemporary exterior. Seton is Calgary's premier urban district, home to the South Health Campus, the largest YMCA in the world, a bustling retail and entertainment corridor, and extensive green spaces. A future Green Line C-Train station will further enhance accessibility, connecting Seton directly to downtown. Outdoor enthusiasts will appreciate the 10 km pathway system, central park space, and planned recreational



amenities including tennis courts, splash parks, and more. Schools, restaurants, shopping, fitness centres, and healthcare are all within