



THE
A-TEAM

**RE/MAX
FIRST**

562 SETON Circle #103, Calgary t3m3y5

MLS® #: **A2152507**

Area: **Seton**

Listing Date: **07/26/24**

List Price: **\$511,400**

Status: **Pending**

County: **Calgary**

Change: **-\$19k, 30-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2024**

Finished Floor Area

Abv Sqft: **1,495**

Low Sqft:

Ttl Sqft: **1,495**

Lot Information

Lot Sz Ar:

Lot Shape:

DOM

55

Layout

Beds: **3 (3)**

Baths: **2.5 (2 1)**

Style: **3 Storey**

Parking

Ttl Park: **1**

Garage Sz: **1**

Access:

Lot Feat:

Park Feat:

Other

Single Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Balcony, BBQ gas line**

Construction: **Wood Frame**

Flooring: **Carpet, Laminate, Tile**

Water Source:

Fnd/Bsmt: **Poured Concrete**

Kitchen Appl:

Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings

Int Feat:

High Ceilings, Kitchen Island, Stone Counters

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	8`7" x 15`0"	Kitchen	Main	13`5" x 11`0"
2pc Bathroom	Main	0`0" x 0`0"	Living Room	Main	17`2" x 13`0"
Bedroom	Upper	9`6" x 9`9"	Bedroom	Upper	9`6" x 10`7"
Bedroom	Upper	10`4" x 13`4"	4pc Bathroom	Upper	0`0" x 0`0"
4pc Ensuite bath	Upper	0`0" x 0`0"			

Condo Fee:
\$231

Title:
Fee Simple
 Fee Freq:
Monthly

Zoning:
TBD

Legal Desc: **2210613;24**

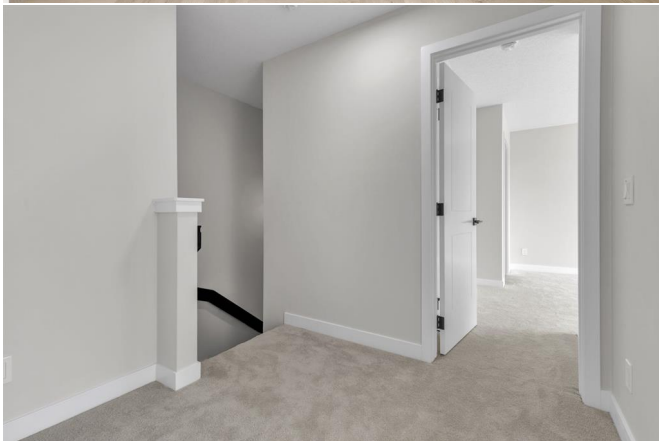
Remarks

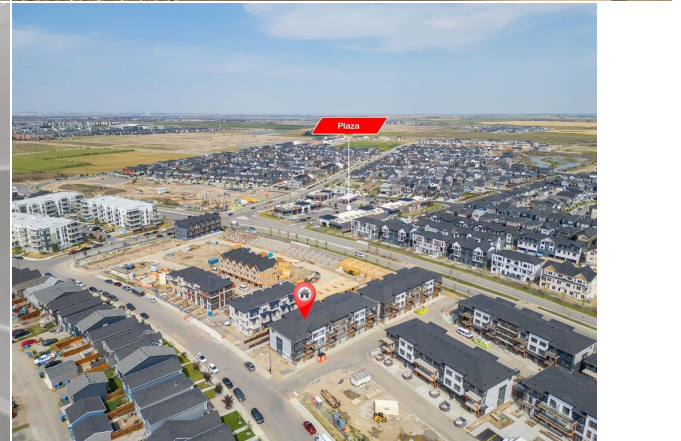
Pub Rmks: **BRAND NEW END UNIT (QUICK CLOSE) | CENTRAL A/C | SUNNY SOUTH FACING | SINGLE GARAGE | 2 BALCONIES | NEARLY 1,500 SQ FT (3 bed/2.5 bath) | LOW FEES | NEW DESIGN INTERIOR 'NEOCLASSICAL REVIVAL' BY 'LOUIS DUNCAN HE' | All in SE Calgary's 'SETON' - a vibrant, master-planned community known for its modern amenities, healthcare facilities, retail options, and recreational spaces, making it a desirable place for both living and working. Step inside to your brand new end unit townhome that offers desirable features making a top choice to live. Main floor features open layout that connects kitchen, dining and living space ensuring everyone is connected and not to mention leaving the unit feeling bigger. The kitchen features: Boutique lighting, quartz counters, SS appliances, Crown moulding, beautiful cabinetry, large eating island, storage space. The main floor is completed with additional windows on the end unit, as well as a balcony. Upstairs has 3 bedrooms, 2 full baths, another balcony, laundry room and small flex space (for study). The primary room is good size, with an ensuite that has double vanity, bath/shower combo. Single garage is on the entrance level. This unit comes with both window coverings, central A/C and washer/dryer- meaning you can just move in and enjoy living. This is a complex with monthly condo fees of \$231, and pet friendly (no size restrictions 2 pets), making it an ideal place to consider in a fantastic location. This unit is quick close and ready for your enjoyment. Click the 3D tour link to see complete tour of the same model, same finishings (neoclassical revival). Book your viewing today before... its gone.**

Inclusions: **n/a**
 Property Listed By: **RE/MAX Real Estate (Mountain View)**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







The BERGEN Bold Designer Townhomes

3 Bed
2.5 Bath
1486 sq. ft.

Main Floor Features

THE SOUTH THE CROWN



- 1. The attached garage provides an extra storage area and allows for easy car maintenance.
- 2. The open floor plan provides a seamless flow between the living, dining, and kitchen areas, making it perfect for entertaining.
- 3. To make the best use of space and provide a bright atmosphere, the living room and balcony feature large windows and a sliding glass door.

The BERGEN Bold Designer Townhomes

3 Bed
2.5 Bath
1496 sq. ft.

Upper Floor Features

THE SOUTH THE CROWN



- 1. The large window and built-in bookshelf in the bedroom provide a bright and airy atmosphere, perfect for a relaxing retreat.
- 2. The primary bedroom features a walk-in closet and a private bathroom, offering a luxurious feel.
- 3. The open floor plan provides a seamless flow between the living, dining, and kitchen areas, making it perfect for entertaining.