



THE
A-TEAM

**RE/MAX
FIRST**

562 SETON Circle #106, Calgary T3M 3Y5

MLS® #: **A2158428** Area: **Seton** Listing Date: **08/17/24** List Price: **\$314,000**
 Status: **Active** County: **Calgary** Change: **-\$5k, 30-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **1,234 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **562**
 Low Sqft:
 Ttl Sqft: **562**

DOM

96
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Stacked Townhouse**

Parking

Ttl Park: **1**
 Garage Sz: **1**

Access:
 Lot Feat: **City Lot**
 Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Asphalt, Wood Frame**
 Heating: **Forced Air, Natural Gas** Flooring: **Ceramic Tile, Laminate**
 Sewer: Water Source:
 Ext Feat: **None** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings**
 Int Feat: **French Door, Pantry**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	4`11" x 7`9"	Den	Main	8`6" x 8`11"
Kitchen	Main	13`2" x 7`10"	Living Room	Main	10`10" x 12`9"
Bedroom - Primary	Main	9`10" x 9`3"	Furnace/Utility Room	Main	10`3" x 4`0"

Legal/Tax/Financial

Condo Fee: **\$139** Title: **Fee Simple** Zoning: **TBD**

Fee Freq:
Monthly

Legal Desc: **TBD**

Remarks

Pub Rmks: **With front attach garage, BRAND NEW TOWNHOUSE THAT COMES WITH ONE BEDROOM, DEN WHICH YOU CAN USE AS A OFFICE OR ADDITIONAL BEDROOM AND IT HAS SINGLE ATTACH GARAGE. Discover the epitome of modern living at 106-562 Seton Circle SE in Calgary. This newly constructed condo offers a perfect blend of style, comfort, and convenience. Boasting two spacious bedrooms and a luxurious four-piece bathroom, this home is ideal for individuals or small families seeking a contemporary lifestyle. The open-concept kitchen features a pantry for ample storage, a built-in microwave for effortless cooking, and a French door refrigerator that adds a touch of sophistication. To ensure your peace of mind, a single attached garage provides secure parking for your vehicle. Located in the vibrant Seton community, this condo offers easy access to a variety of amenities, including shopping centres, parks, and recreational facilities. Experience the best of urban living at 106-562 Seton Circle SE.**

Inclusions: **N/A**
Property Listed By: **RE/MAX iRealty Innovations**

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





