



THE
A-TEAM

**RE/MAX
FIRST**

598 SETON Circle, Calgary t3m3y5

MLS®#: **A2165786** Area: **Seton** Listing Date: **09/13/24** List Price: **\$507,010**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2025**

Lot Information

Lot Sz Ar: Finished Floor Area
 Lot Shape: Abv Sqft: **1,341**
 Low Sqft:
 Ttl Sqft: **1,341**

Access:
 Lot Feat: **Other**
 Park Feat: **Double Garage Attached, Garage Door Opener**

DOM

6
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **3 Storey**

Parking

Ttl Park: **2**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet, Laminate, Tile**
 Sewer: Water Source:
 Ext Feat: **Balcony, BBQ gas line** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings**
 Int Feat: **High Ceilings, Kitchen Island, Stone Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`6" x 12`1"	Dining Room	Main	15`5" x 9`0"
2pc Bathroom	Main	0`0" x 0`0"	Bedroom	Upper	8`11" x 10`7"
4pc Bathroom	Upper	0`0" x 0`0"	Bedroom	Upper	9`0" x 8`5"
4pc Ensuite bath	Upper		Bedroom - Primary	Upper	9`7" x 11`4"

Legal/Tax/Financial

Condo Fee: **\$231** Title: **Fee Simple** Zoning: **TBD**
 Fee Freq:

Monthly

Legal Desc: tbd

Remarks

Pub Rmks: The "BIRCH" floor plan with double garage, 3 bed/2.5 bath by 'Rohit Homes' - an award winning home builder for over 35 years. FEATURING: | DOUBLE GARAGE | 2 BALCONIES | 1,336 SQ FT (3 bed/2.5 bath) | LOW CONDO 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. This brand new townhome 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, beautiful cabinetry, large eating island w/ place for stools, storage space. The main floor is completed with half bath as well as large windows that have window coverings included, as well as a balcony with gas line. Upstairs has 3 bedrooms, 2 full baths, another balcony, laundry room. The primary room is good size, with an ensuite that has vanity, bath/shower combo with both shower wand and rain head. Double garage is on the entrance level. This unit comes with both window coverings, and washer/dryer- meaning you can just move in and enjoy living. This is a complex with monthly condo fees just \$231, and pet friendly (no size restrictions 2 pets), making it an ideal place to consider in a fantastic location. Click the 3D tour link to see complete tour of the same model, different finishings. 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 BIRCH Bold Designer Townhomes

3 Bed
2.5 Bath
1341 sq ft

Upper Floor Features

VIEW PLAN

The BIRCH Bold Designer Townhomes

3 Bed
2.5 Bath
1341 sq ft

Main Floor Features

VIEW PLAN

