



THE
A-TEAM

**RE/MAX
FIRST**

550 SETON Circle #601, Calgary T3M 3Y8

MLS® #: **A2172274** Area: **Seton** Listing Date: **11/05/24** List Price: **\$514,000**
 Status: **Active** County: **Calgary** Change: **-\$15k, 18-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **144,129 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,459**
 Low Sqft:
 Ttl Sqft: **1,459**

DOM

17
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **3 Storey**

Parking

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

Access:
 Lot Feat: **Street Lighting,Other**
 Park Feat: **Double Garage Attached,Tandem**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Composite Siding**
 Heating: **Forced Air** Flooring: **Carpet,Vinyl**
 Sewer: Water Source:
 Ext Feat: **Balcony** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer,Washer/Dryer,Window Coverings**
 Int Feat: **Built-in Features,Double Vanity,Kitchen Island,Quartz Counters,Storage**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	4`1" x 11`9"	2pc Bathroom	Main	5`1" x 4`11"
Dining Room	Main	12`7" x 9`1"	Kitchen	Main	12`7" x 16`6"
Living Room	Main	16`0" x 11`1"	4pc Bathroom	Upper	5`4" x 8`0"
4pc Ensuite bath	Upper	8`7" x 7`1"	Bedroom	Upper	10`1" x 10`7"
Bedroom	Upper	8`9" x 8`8"	Bedroom - Primary	Upper	12`3" x 10`11"

Legal/Tax/Financial

Condo Fee:
\$311

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
Z

Legal Desc: **2210613**

Remarks

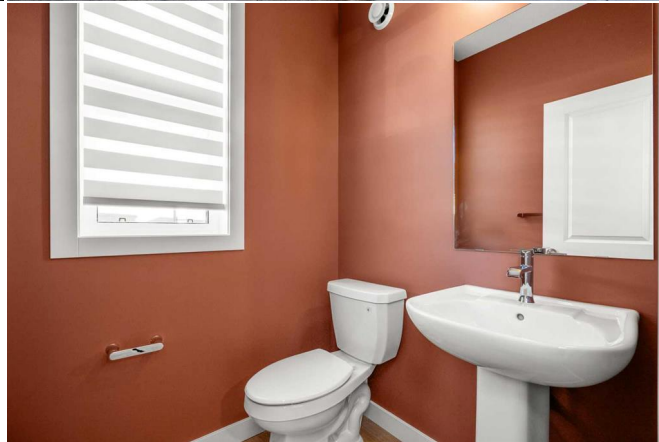
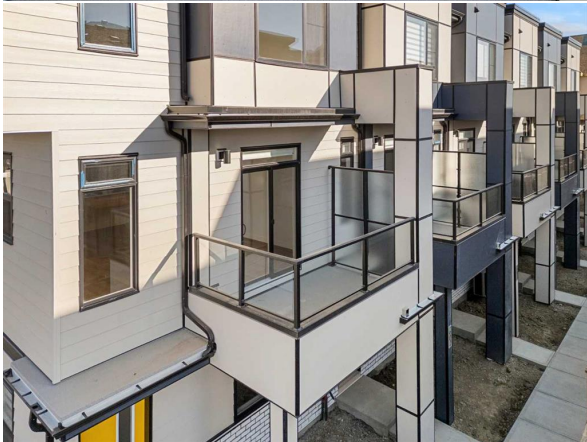
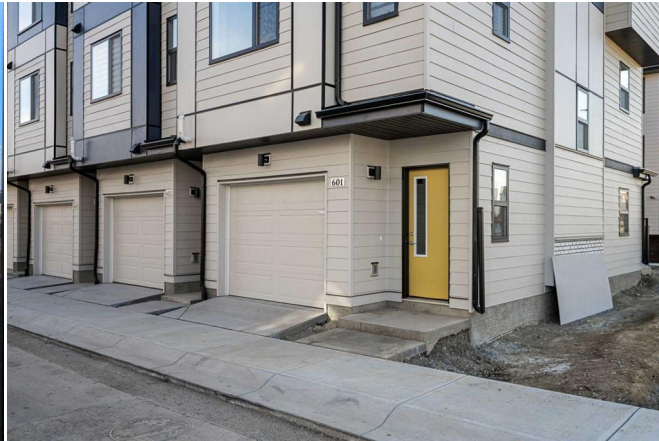
Pub Rmks: **Welcome to this stunning BRAND NEW, CORNER UNIT TOWNHOME in the vibrant community of Seton. NO CONDO FEE'S FOR 1 YEAR. This is a home you don't want to miss! As you step into the foyer and head up the stairs, you'll discover a stylish 2-piece bathroom featuring luxury vinyl flooring, setting the tone for the rest of the home. The heart of this townhome is the beautifully designed kitchen, which includes stainless steel appliances such as a refrigerator, microwave, dishwasher, and an electric stove. The kitchen is enhanced by elegant quartz countertops and an island that provides additional counter space, making it ideal for meal preparation and casual dining. The open floor plan seamlessly connects the kitchen to the living room and dining area, creating a spacious and inviting atmosphere. This space is further enhanced by a lovely balcony with glass railings, perfect for enjoying your morning coffee or evening sunsets. As you make your way upstairs, you will find plush carpeting leading to three well-appointed bedrooms. Two of these rooms offer flexibility, serving either as bedrooms or office spaces to suit your needs. The primary bedroom is a true retreat, featuring a double vanity with quartz countertops and extra cabinetry, providing ample storage. This townhome also includes a tandem garage, offering convenient parking and additional storage options. Located in the ever growing community of Seton, this home offers a wealth of amenities. You'll be just moments away from a nearby movie theater, a variety of restaurants and shops, and the YMCA. Additionally, you'll find easy access to South Health Hospital and a high school, with plans for a future junior high school. Commuting downtown is a breeze with quick access to Deerfoot Trail. Don't miss your chance to make this beautiful townhome in Seton your new home. Schedule your showing today!**

Inclusions: **none known**
Property Listed By: **eXp Realty**

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

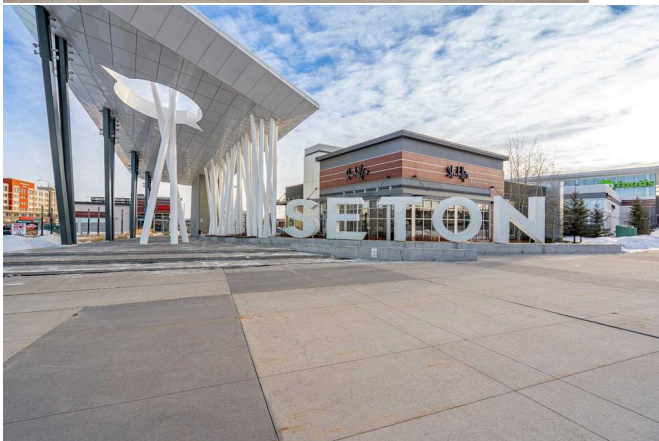






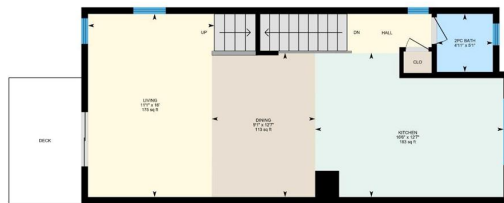






601-550 Seton Cir SE, Calgary, AB

Main Floor Exterior Area 642,020 sq ft
Interior Area 575.67 sq ft



PREPARED: 2024/11/01



White regions are excluded from total floor area in VOUCR floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

601-550 Seton Cir SE, Calgary, AB

Upper Floor Exterior Area 587.82 sq ft
Interior Area 519.77 sq ft



PREPARED: 2024/11/01



White regions are excluded from total floor area in VOUCR floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

601-550 Seton Cir SE, Calgary, AB

Entry Floor
Exterior Area 120.79 sq ft
Interior Area 87.12 sq ft
Excluded Area 458.83 sq ft



PREPARED 2024/1/31



While regions are excluded from total floor area in GEMSE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.