



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**474 SETON Circle #308, Calgary T3M3P6**

MLS®#: **A2173130**      Area: **Seton**      Listing Date: **10/20/24**      List Price: **\$499,888**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:  
 Lot Feat: **See Remarks**  
 Park Feat: **Parking Pad**

Finished Floor Area

Abv Sqft: **1,718**  
 Low Sqft:  
 Ttl Sqft: **1,718**

DOM

**31**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **3 Storey**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Balcony, BBQ gas line**

Construction: **Vinyl Siding, Wood Frame**  
 Flooring: **Carpet, Laminate**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer**  
 Int Feat: **No Animal Home, No Smoking Home**  
 Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	18`3" x 13`2"
Kitchen	Main	15`7" x 9`1"
Entrance	Main	3`10" x 4`3"
Walk-In Closet	Upper	8`7" x 5`1"
Laundry	Upper	3`3" x 3`4"
Bedroom	Upper	12`5" x 9`4"
Bonus Room	Upper	16`11" x 11`5"

Room	Level	Dimensions
2pc Bathroom	Main	6`11" x 3`3"
Dining Room	Main	15`7" x 11`1"
Bedroom - Primary	Upper	13`5" x 12`10"
5pc Ensuite bath	Upper	11`0" x 4`11"
Bedroom	Upper	12`10" x 9`6"
4pc Bathroom	Upper	8`3" x 4`10"

Condo Fee:  
**\$314**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-1**

Legal Desc: **12345**

Remarks

Pub Rmks: **Welcome to Zen Urban District by Avalon Master Builders, featuring the Ambrosia floor plan. This beautifully maintained townhome boasts stylish touches throughout, has a modern open-floor concept, and features quartz countertops, stainless steel appliances, and a large kitchen island with room for seating. The main floor features a spacious living and dining area leading to a kitchen towards the rear of the home, which opens to a fenced yard with a patio space. Additional storage under the stairs can double as a pet space. Upstairs, you will find 3 large bedrooms that can easily fit king-sized beds, a 4-piece washroom, and a convenient laundry area. The top level is a perfect loft/bonus room for entertaining, gym/yoga space, or an office and leads to a rooftop patio with mountain views. With no size restrictions on pets and Airbnb allowed, this home offers flexibility and is perfect for anyone looking to invest. Zen Urban District's positive EnerGUIDE™ rating ensures an average of 360 energy usage savings every month. Steps away from South Health Campus, shopping, theatres, restaurants, parks, and pathways. Bus stop at door steps. The world's largest YMCA, equipped with a surf simulator, NHL-sized ice rink, climbing wall, and more, is also nearby. Welcome home to comfort, convenience, and modern living. Unit 309 (under unit 308) is also on sale. One dog and one cat are allowed, not size restriction**

Inclusions:  
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**







