



THE
A-TEAM

**RE/MAX
FIRST**

596 SETON Circle, Calgary T3M 3Y5

MLS®#: **A2178336** Area: **Seton** Listing Date: **11/08/24** List Price: **\$484,010**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **1,317**
 Low Sqft:
 Ttl Sqft: **1,317**

DOM

43
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **3 Storey**

Lot Information

Lot Sz Ar:
 Lot Shape:

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**

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

Kitchen Appl: **Dishwasher, Electric Range, Microwave, Refrigerator, Washer/Dryer**
 Int Feat: **Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s)**
 Utilities:

Room Information

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

Legal/Tax/Financial

Condo Fee: **\$229** Title: **Fee Simple** Zoning: **DC**
 Fee Freq:

Monthly

Legal Desc:

2411085;E

Remarks

Pub Rmks:

Welcome to the Fen by Rohit Homes! This beautifully designed 1,317 sq. ft. townhome in the heart of Seton, Calgary's most vibrant and award-winning community, is an exceptional opportunity for modern living with an added touch of elegance and tranquility. Featuring 3 spacious bedrooms, 2.5 baths, and a single attached garage, this townhome offers the ideal layout for families, professionals, and anyone seeking a blend of style and convenience. The interiors have been beautifully designed by award-winning designer Louis Duncan-He, with his signature blend of sophistication and warmth. Step inside to experience the Ethereal Zen design package—a curated mix of serene tonal and textural layers that feel natural and organic. This artisan-inspired interior exudes calm, inviting you to unwind in a truly peaceful sanctuary. Custom lighting and designer mirrors throughout add touches of luxury and harmony. The main floor showcases a sleek kitchen with premium finishes, flowing into a bright dining and living area that leads to a private balcony, perfect for enjoying morning coffee or evening sunsets. Upstairs, the spacious primary suite includes a walk-in closet, a spa-like ensuite, and a second private balcony for your own retreat. Two additional bedrooms, a full bath, and a convenient stacked laundry complete this upper level, adding function and comfort for family or guests. Living in Seton means access to unbeatable amenities, all within walking distance. Known as "The Heart of the South," Seton's 365-acre Urban District includes top-tier dining, retail, a hotel, and the South Health Campus. The community is also home to the world's largest YMCA, featuring ice rinks, pools, a full fitness center, and a public library. Education is a priority here, with a high school in the community and four more schools planned. Don't miss your chance to own a piece of Calgary's Community of the Year! Contact us today to schedule your private tour and discover why the Fen by Rohit Homes in Seton is the perfect place to call home.

Inclusions:

N/A

Property Listed By:

eXp Realty

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





