



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**598 SETON Circle, Calgary T3M 3Y5**

MLS®#: **A2178429**

Area: **Seton**

Listing Date: **11/08/24**

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:  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,341**  
Low Sqft:  
Ttl Sqft: **1,341**

DOM

**13**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **3 Storey**

Parking

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

Access:

Lot Feat: **Other**  
Park Feat: **Double 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, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Dining Room</b>	<b>Main</b>	<b>9`0" x 15`5"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>8`5" x 9`0"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`3" x 5`2"</b>
<b>3pc Ensuite bath</b>	<b>Upper</b>	<b>8`6" x 5`1"</b>
<b>Living Room</b>	<b>Main</b>	<b>12`1" x 13`6"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>11`4" x 9`7"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>8`11" x 10`7"</b>
<b>Kitchen</b>	<b>Main</b>	<b>15`5" x 8`1"</b>
<b>3pc Bathroom</b>	<b>Upper</b>	<b>8`5" x 5`0"</b>

Legal/Tax/Financial

Condo Fee:  
**\$231**

Title:  
**Leasehold**

Zoning:  
**DC**

Legal Desc:	2411085;E	Fee Freq: Monthly	Remarks
Pub Rmks:	<p>Welcome to the Birch by Rohit Homes—a stunning 1,341 sq. ft. townhome nestled in Calgary’s vibrant Seton community. This 3-bedroom, 2.5-bath home with a double attached garage is thoughtfully crafted to offer both luxury and functionality, making it an ideal choice for families, professionals, and anyone who values refined living. Step inside to experience a Neo-Classical Revival interior by acclaimed designer Louis Duncan-He, bringing an air of timeless elegance and sophistication. This designer interior is all about timeless classic style, combining poised charm with luxurious finishes to create a space that feels both welcoming and exquisite. From the spacious kitchen with a full-size pantry to carefully selected finishes, every detail is designed to impress. On the main floor, a large kitchen flows into an open dining area with access to a private balcony, perfect for enjoying outdoor dining or a quiet morning coffee. Upstairs, the primary suite serves as a true retreat with its own balcony, a 3-piece ensuite, and a walk-in closet. Additional upper-level conveniences include two well-appointed bedrooms, a full bath, and an upper-floor laundry room for easy living. Seton offers unmatched access to amenities that truly make it The Heart of the South. Within walking distance, you’ll find a 365-acre Urban District filled with dining, shopping, a hotel, and the South Health Campus. This vibrant community also boasts the world’s largest YMCA, complete with ice rinks, pools, fitness centers, and a public library. With a high school already in place and four more schools planned, Seton is thoughtfully designed for every stage of life. Don’t miss this exceptional opportunity to experience elevated living in Calgary’s Community of the Year! Contact us today to book your private tour and see for yourself why the Birch in Seton could be your perfect next home.</p>		
Inclusions:	N/A		
Property Listed By:	eXp Realty		

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







