



THE
A-TEAM

**RE/MAX
FIRST**

598 SETON Circle, Calgary T3M 3Y5

MLS®#: **A2178429**

Area: **Seton**

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

List Price: **\$497,010**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 27-Nov**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **1,341**

Low Sqft:

Ttl Sqft: **1,341**

DOM

43

Layout

Beds: **3 (3)**

Baths: **2.5 (2 1)**

Style: **3 Storey**

Lot Information

Lot Sz Ar:

Lot Shape:

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

Other

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

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

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

Legal/Tax/Financial

Condo Fee:

\$231

Title:

Fee Simple

Zoning:

DC

Fee Freq:
Monthly

Legal Desc: **2411085;E**

Remarks

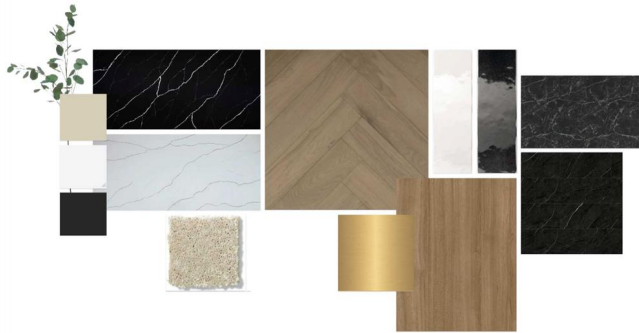
Pub Rmks: **Welcome to the Birch by Rohit Homes—a stunning 1,341 sq. ft. townhome nestled in Calgary’s vibrant Seton community. This 3-bedroom, 2.5-bath home with a double attached garage is thoughtfully crafted to offer both luxury and functionality, making it an ideal choice for families, professionals, 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.**

Inclusions: **N/A**
Property Listed By: **eXp Realty**

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



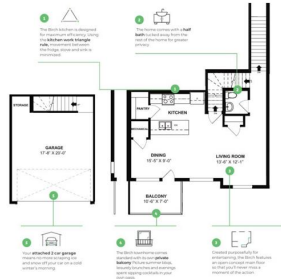




The BIRCH
Bold Designer
Townhomes

3 Bed
2.5 Bath
1341 sq. ft.

Main Floor Features



Rohit
HOMES | Build Once. Partner.

The BIRCH
Bold Designer
Townhomes

3 Bed
2.5 Bath
1341 sq. ft.

Upper Floor Features



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SETON T16
Bold Designer
Townhomes

Site Map



Rohit
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