



THE A-TEAM

RE/MAX FIRST

338 SETON Circle #214, Calgary T3M 3H1

MLS@#: A2179192 Area: Seton Listing Date: 11/14/24 List Price: \$450,000
Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Row/Townhouse
City/Town: Calgary
Year Built: 2021
Lot Information
Lot Sz Ar:
Lot Shape:

Finished Floor Area
Abv Sqft: 1,506
Low Sqft:
Ttl Sqft: 1,506

DOM
19
Layout
Beds: 2 (2 )
Baths: 2.5 (2 1)
Style: 3 Storey

Access:
Lot Feat: Back Yard,Lawn,Rectangular Lot
Park Feat: Stall

Parking
Ttl Park: 1
Garage Sz:

Utilities and Features

Roof: Asphalt Shingle
Heating: Central
Sewer:
Ext Feat: Private Yard
Construction: Mixed,Vinyl Siding
Flooring: Carpet,Vinyl
Water Source:
Fnd/Bsmt: Poured Concrete
Kitchen Appl: Dishwasher,Microwave Hood Fan,Refrigerator,Stove(s),Washer/Dryer,Window Coverings
Int Feat: Kitchen Island,No Smoking Home,Open Floorplan,Quartz Counters,Vinyl Windows
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include Living Room, Kitchen, 2pc Bathroom, 3pc Ensuite bath, 4pc Bathroom, Dining Room, Furnace/Utility Room, Bedroom - Primary, Bedroom, and Loft.

Legal/Tax/Financial

Condo Fee:  
**\$309**

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

Zoning:  
**M-1**

Legal Desc: **2110325**

Remarks

Pub Rmks: **AMAZING VALUE IN THE PERFECT LOCATION! Why buy an apartment when you can SPLURGE on this like new, AIRBNB FRIENDLY, pet friendly 3 story townhome in SETON. Located steps away from the dog park, playground, restaurants, shops, grocery stores, banks, movie theatre and SO MUCH MORE including a short drive to SOUTH CALGARY HEALTH and the YMCA! Entering this well kept 2 bed 2.5 bath unit you'll be sure to notice the air conditioned open concept floorpan with vinyl flooring in the living room, dining room and kitchen. The south facing windows allow plenty of natural light into your living room which naturally opens into your spacious dining room. Off the dining is your kitchen with quartz countertops, stainless steel appliances, an island, access to your backyard (mowed by the management company) and utility space with storage. The main floor is complete with a half bathroom and a room under the stairs for a fun play space, dog bedroom or extra storage. The second level holds your primary bedroom with 2 closets, a 3 piece en suite, a secondary bedroom and 4 piece bathroom. The 3rd level/loft is perfect for an additional media room, workout space or office. Access your SOUTH facing ROOFTOP patio from the loft and experience a great summer hangout spot for table fires, tanning and soaking in the sun! This unit scores a 10/10 in condition, a 10/10 in location and a 10/10 in VALUE!**

Inclusions: **NA**  
Property Listed By: **CIR Realty**

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









