



THE
A-TEAM

**RE/MAX
FIRST**

474 SETON Circle #509, Calgary T3M 3P6

MLS® #: **A2180000** Area: **Seton** Listing Date: **11/20/24** List Price: **\$320,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2023**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat: **Landscaped**
 Park Feat: **Plug-In,Stall**

Finished Floor Area
 Abv Sqft: **648**
 Low Sqft:
 Ttl Sqft: **648**

DOM

13
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **Stacked Townhouse**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**
 Heating: **Baseboard** Flooring: **Laminate**
 Sewer: Water Source:
 Ext Feat: **Private Entrance** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked**
 Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Pantry,Quartz Counters,Recessed Lighting,Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`3" x 12`6"	Kitchen With Eating Area	Main	9`2" x 12`9"
Bedroom - Primary	Main	10`3" x 11`2"	Bedroom	Main	7`6" x 12`2"
4pc Bathroom	Main	7`10" x 4`11"	Laundry	Main	3`5" x 3`11"
Entrance	Main	3`9" x 7`4"	Furnace/Utility Room	Main	2`6" x 7`5"
Other	Main	13`6" x 11`2"			

Legal/Tax/Financial

Condo Fee:
\$136

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1

Legal Desc: **2312075**

Remarks

Pub Rmks: **Affordability in a walkable community! That's what you'll get from this desirable home. Combining a great price point, a low monthly condo fee and the convenience of having so many amenities only steps away - the South Health Campus, Calgary Public Library, YMCA, Cineplex VIP theatre, grocery stores, many restaurants and even retail shops. But that's only part of the appeal. What you'll notice as soon as you walk through the door is how spacious and welcoming this home is. The large versatile living room opens into a dazzling white kitchen with full-height cabinets, stainless steel appliances, quartz countertop with under-mount sink & pantry. The list of pluses continues with 2 bedrooms, a 4-piece bathroom and full-sized stacked laundry. The neutral laminate flooring and wall paint throughout this bungalow style end unit is the canvas that will allow you to create a home reflective of your own unique personality. Outside, the convenience of an assigned stall and ample visitor parking will be a welcome bonus for you every day and for your guests when they gather on your spacious patio. And let's not forget the kids and furry friends as this complex is pet friendly and located across from Elsa's Tower Playground to the west and the Seton Dog park to the east. You could be in before the holidays!! This home shows like new and will not last long. Book your viewing today!**

Inclusions: **None**
Property Listed By: **CIR Realty**

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







