



THE  
**A-TEAM**

**RE/MAX  
FIRST**

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

MLS® #: **A2181346**      Area: **Seton**      Listing Date: **11/28/24**      List Price: **\$459,900**  
 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:

Access:

Lot Feat: **Other**  
 Park Feat: **Single Garage Attached**

Finished Floor Area

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

DOM

**23**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **3 Storey**

Parking

Ttl Park: **1**  
 Garage Sz: **1**

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

Legal/Tax/Financial

Condo Fee:      Title:      Zoning:

\$229

Fee Simple

DC

Fee Freq:  
Monthly

Legal Desc: 2411085;E

Remarks

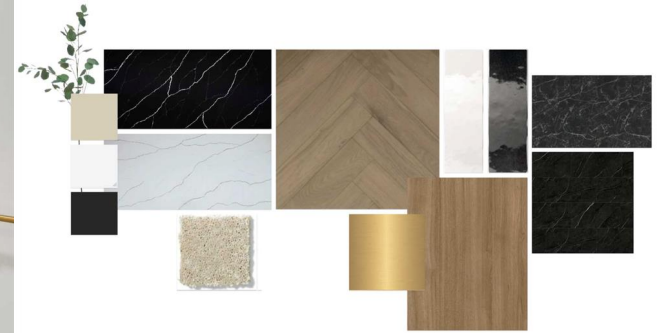
Pub Rmks: **Discover the Fen by Rohit Homes, a thoughtfully crafted 1,317 sq. ft. townhome in Calgary's award-winning community of Seton. Perfect for families, young professionals, or those seeking stylish convenience, this home boasts 3 bedrooms, 2.5 baths, and a single attached garage. Designed with intention and elegance, this home blends modern aesthetics with practical features to meet diverse lifestyle needs. Step inside to the Ethereal Zen design package, created by acclaimed designer Louis Duncan-He. This interior palette captures a natural, serene essence with tonal textures and a calming, artisan-inspired feel. Every detail, from custom lighting to designer mirrors, was selected to bring a sense of luxury and harmony to the home. The main floor features an open-concept kitchen with sleek finishes and a functional flow into the living and dining spaces. Sliding doors lead to a private balcony, offering the perfect spot to relax and take in the vibrant surroundings. Upstairs, the spacious primary suite is a retreat in itself, with a walk-in closet, spa-like ensuite, and a private balcony. Two additional bedrooms, a full bathroom, and stacked laundry complete the upper level, offering comfort and functionality for your everyday life. Living in Seton offers unmatched amenities, all within a short walk. From premier dining and retail to the South Health Campus and the world's largest YMCA, everything you need is at your doorstep. Education options abound with a high school in the community and several more schools planned for the future. This is your chance to own a home that perfectly balances modern design, comfort, and community. Contact us today for your private tour and experience why the Fen by Rohit Homes is a standout in Seton!**

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 FEN** Bold Designer Townhomes

3 Bed  
2.5 Bath  
1318 sq ft

**Main Floor Features**

- 1. Designed to be the perfect blend of modern and classic, this townhome features a modern kitchen, a living area with a fireplace, and a master bedroom with a walk-in closet.
- 2. To make the most of your space, we've included a balcony with a view of the surrounding area.
- 3. The attached garage offers a convenient place to store your car and other items.
- 4. Whether you're looking for a weekend getaway or a long-term home, this townhome is the perfect choice.

**Rohit**  
HOUSES | BUILD YOUR FUTURE

**The FEN** Bold Designer Townhomes

3 Bed  
2.5 Bath  
1318 sq ft

**Upper Floor Features**

- 1. The primary bedroom features a walk-in closet and a private bathroom.
- 2. The secondary bedroom and bedroom offer a comfortable place to sleep.
- 3. The master bedroom includes a walk-in closet and a private bathroom.
- 4. The attached garage offers a convenient place to store your car and other items.
- 5. Whether you're looking for a weekend getaway or a long-term home, this townhome is the perfect choice.

**Rohit**  
HOUSES | BUILD YOUR FUTURE

**SETON 116** Bold Designer Townhomes

Site Map

