



THE
A-TEAM

**RE/MAX
FIRST**

562 SETON Circle #306, Calgary T3M 3Y5

MLS® #: **A2181451**

Area: **Seton**

Listing Date: **11/27/24**

List Price: **\$249,900**

Status: **Active**

County: **Calgary**

Change: **-\$25k, 23-Dec**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2024**

Finished Floor Area
Abv Sqft: **453**
Low Sqft:
Ttl Sqft: **453**

DOM

66
Layout
Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Stacked Townhouse**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz: **0**

Access:

Lot Feat: **Other**
Park Feat: **Stall**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Entrance**

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**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	9`11" x 12`4"	Bedroom - Primary	Main	9`5" x 11`1"
Kitchen	Main	14`4" x 9`2"	4pc Bathroom	Main	8`10" x 4`11"
Furnace/Utility Room	Main	3`11" x 3`0"			

Legal/Tax/Financial

Condo Fee:
\$126

Title:
Fee Simple

Zoning:
DC

Fee Freq:
Monthly

Legal Desc: **2411085;E**

Remarks

Pub Rmks: **Discover the Cedar by Rohit Homes, a beautifully designed townhome located in Calgary's award-winning community of Seton. With unmatched pricing and low condo fees, this home is an exceptional opportunity for first-time buyers or investors. Step inside to a functional layout where every square foot is thoughtfully utilized. The kitchen provides ample storage and flows seamlessly into the bright, inviting living area, which opens to a private patio—perfect for relaxation or outdoor entertaining. The bedroom serves as a cozy retreat, while clever storage solutions ensure the home remains as practical as it is stylish. Crafted with meticulous attention to detail, the interiors feature the Ethereal Zen design palette by award-winning designer Louis Duncan-He, a serene blend of tonal textures and artisan-inspired finishes that create a calming and elegant living space. Seton's vibrant, master-planned community offers a lifestyle like no other. Enjoy access to top-tier amenities, including the world's largest YMCA, the South Health Campus, and a bustling Urban District with dining, shopping, and entertainment options. Scenic parks, pathways, and future schools make Seton an ideal community for all stages of life. The Cedar by Rohit Homes combines beautiful design with the convenience of Seton's incredible amenities. Contact us today to schedule your private tour and experience the perfect blend of style and practicality!**

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

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



