



THE
A-TEAM

**RE/MAX
FIRST**

562 SETON Circle #306, Calgary T3M 3Y5

MLS® #: **A2181451** Area: **Seton** Listing Date: **11/27/24** List Price: **\$275,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
 Lot Shape:

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

Finished Floor Area

Abv Sqft: **505**
 Low Sqft:
 Ttl Sqft: **505**

DOM

24
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **3 Storey**

Parking

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

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	10`0" x 9`7"	Bedroom - Primary	Main	9`11" x 9`6"
Kitchen	Main	8`6" x 10`10"	3pc Bathroom	Main	8`6" x 5`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 505 sq. ft. 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





The CEDAR Bold Designer townhomes

1 Bed
1 Bath
501 sq. ft.

Main Floor Features

1 Living Area: Features a large window and a white door.

2 Kitchen: Features a white countertop and a kitchen island.

3 Bedroom: Features a window and a closet.

4 Bathroom: Features a white sink, a white toilet, and a white shower.

5 Living Room: Features a large window and a white door.

6 Kitchen: Features a white countertop and a kitchen island.

7 Bedroom: Features a window and a closet.

8 Bathroom: Features a white sink, a white toilet, and a white shower.

9 Living Room: Features a large window and a white door.

10 Kitchen: Features a white countertop and a kitchen island.

11 Bedroom: Features a window and a closet.

12 Bathroom: Features a white sink, a white toilet, and a white shower.

13 Living Room: Features a large window and a white door.

14 Kitchen: Features a white countertop and a kitchen island.

15 Bedroom: Features a window and a closet.

16 Bathroom: Features a white sink, a white toilet, and a white shower.

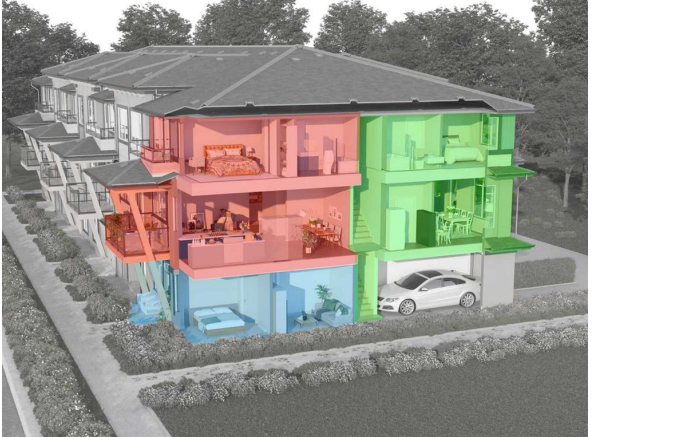
17 Living Room: Features a large window and a white door.

18 Kitchen: Features a white countertop and a kitchen island.

19 Bedroom: Features a window and a closet.

20 Bathroom: Features a white sink, a white toilet, and a white shower.

Rohit HOMES | Build Goes Further



SETON 116

Build Designer
Townhouse

Site Map



- LEGEND**
- Essential 1.5
Roof
Cover
Patio
 - Essential 2.0
Roof
Deck
Patio

