



THE
A-TEAM

**RE/MAX
FIRST**

562 SETON Circle #301, Calgary T3M 3Y5

MLS® #: **A2182002**

Area: **Seton**

Listing Date: **12/05/24**

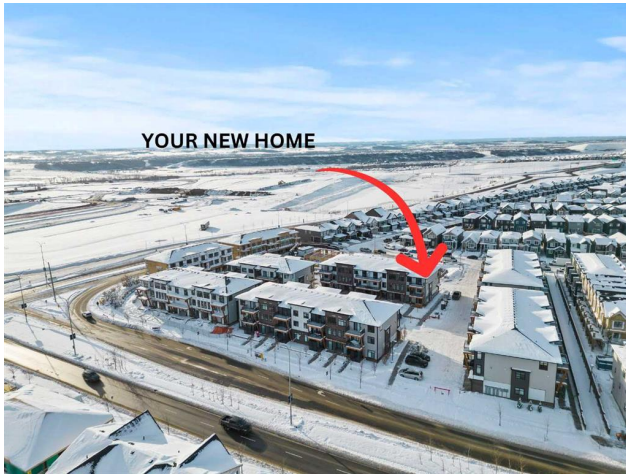
List Price: **\$289,880**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area
Abv Sqft: **449**
Low Sqft:
Ttl Sqft: **449**

DOM

16
Layout
Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Bungalow**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat: **See Remarks**
Park Feat: **Assigned,Stall**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Awning(s),BBQ gas line**

Construction: **Brick,Composite Siding,Wood Frame**
Flooring: **Laminate,Tile**
Water Source:
Fnd/Bsmt: **Slab**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**
Int Feat: **Closet Organizers,High Ceilings,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Tankless Hot Water**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	9`9" x 11`8"	Kitchen	Main	14`3" x 9`1"
Bedroom	Main	9`4" x 11`0"	4pc Bathroom	Main	

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$128

Fee Simple

TBD

Fee Freq:

Monthly

Legal Desc: 2411085

Remarks

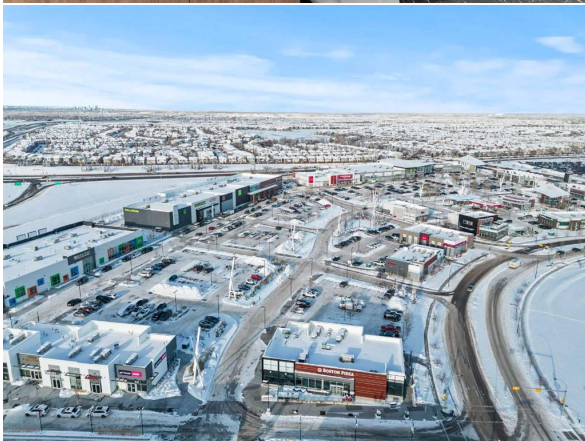
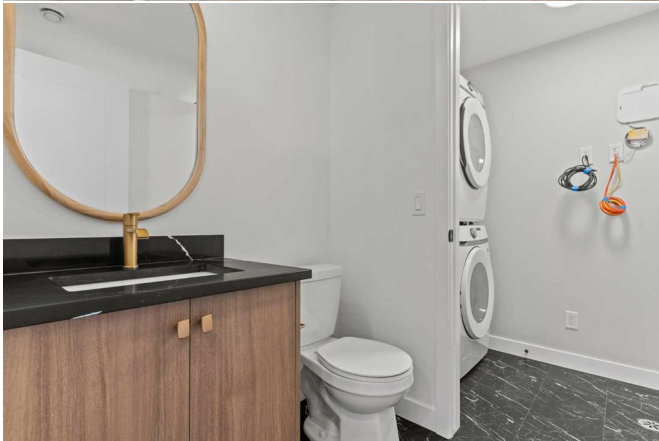
Pub Rmks: **Welcome to 301- 562 Seton Circle SE in Calgary's vibrant Seton community! This brand-new end unit ground level walkout bungalow townhouse, built by Rohit Communities, showcases the stylish "Cedar" model and offers the perfect combination of modern design and functionality. Boasting 9-foot ceilings and an open-concept layout, this home is perfect for entertaining. The chef's kitchen is a standout feature with its quartz countertops, stainless steel appliances, and designer fixtures. Throughout the living spaces, sleek laminate flooring adds sophistication, while tiled bathroom floors and modern hardware complete the look. The unit also includes, Hot water on demand, hot water HVAC forced air, In-suite laundry, front patio with BBQ gas line and a designated outdoor parking stall for added convenience. Located in one of Calgary's most sought-after neighborhoods, this home is within walking distance of the world's largest YMCA, the South Health Campus Hospital, and a variety of shops, restaurants, and schools. With quick access to Deerfoot and Stoney Trail, commuting is a breeze. Seton isn't just a neighborhood—it's a master-planned community offering parks, recreation, and a lifestyle designed for living well. Don't miss this rare opportunity to own a stunning home in an unbeatable location and immediate possession availability.**

Inclusions: N/A
Property Listed By: eXp Realty

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









301-562 Seton Cir SE, Calgary, AB

Main Floor Exterior Area 459.94 sq ft
Interior Area 442.97 sq ft



PREPARED: 2024-11-29



White regions are excluded from total floor area in SIGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.