



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**474 SETON Circle #709, Calgary T3M 3P6**

MLS® #: **A2182917**      Area: **Seton**      Listing Date: **12/10/24**      List Price: **\$545,000**  
 Status: **Pending**      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:

Finished Floor Area  
 Abv Sqft: **1,681**  
 Low Sqft:  
 Ttl Sqft: **1,681**

DOM

**11**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **3 Storey**

Parking

Ttl Park: **2**  
 Garage Sz: **2**

Access:  
 Lot Feat:  
 Park Feat:

**Views**

**Double Garage Attached,Tandem**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Balcony,BBQ gas line,Private Entrance**

Construction: **Concrete,Wood Frame**  
 Flooring: **Ceramic Tile,Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Refrigerator,Washer**  
 Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Separate Entrance,Storage**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`4" x 7`4"</b>	<b>Dining Room</b>	<b>Main</b>	<b>11`10" x 9`11"</b>
<b>Kitchen</b>	<b>Main</b>	<b>12`0" x 14`5"</b>	<b>Living Room</b>	<b>Main</b>	<b>15`9" x 16`1"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>8`0" x 4`11"</b>	<b>4pc Ensuite bath</b>	<b>Second</b>	<b>8`0" x 4`11"</b>
<b>Bedroom</b>	<b>Second</b>	<b>7`9" x 10`3"</b>	<b>Bedroom</b>	<b>Second</b>	<b>9`7" x 10`3"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>15`9" x 13`0"</b>	<b>Bonus Room</b>	<b>Third</b>	<b>15`9" x 16`0"</b>

Legal/Tax/Financial

Condo Fee:  
**\$398**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-1**

Legal Desc: **2310090**

Remarks

Pub Rmks: **Experience Modern Living in a Stunning Townhouse with Mountain Views. This brand-new, contemporary townhouse offers the perfect blend of style, space, and functionality. With three spacious bedrooms and two and a half bathrooms, it's ideal for families or anyone seeking a modern retreat in the city. The highlight of this home is the bonus room on the third level, a versatile space perfect for entertaining, a home office, or a relaxing lounge. Step out onto the private balcony and enjoy breathtaking mountain views, creating the perfect setting for morning coffee or evening sunsets. Features include: open-concept living and dining area with modern finishes, a sleek kitchen with high-end appliances and ample counter space, master suite with ensuite bathroom and large closet. Attached tandem garage and additional storage options. Discover your dream home where modern design meets natural beauty!**

Inclusions:  
Property Listed By: **n/a**  
**CIR Realty**

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









