



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**221 SETON Circle, Calgary T3M 2W2**

MLS®#: **A2185331**      Area: **Seton**      Listing Date: **01/03/25**      List Price: **\$583,800**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **2018**  
Lot Information  
 Lot Sz Ar: **2,701 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,348**  
 Low Sqft:  
 Ttl Sqft: **1,348**

DOM

**19**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **2**  
 Garage Sz:

Access:

Lot Feat: **Back Lane,Low Maintenance Landscape,Level,Rectangular Lot**  
 Park Feat: **Parking Pad,Side By Side,Stall**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Courtyard,Lighting,Private Yard,Rain Gutters**

Construction: **Vinyl Siding,Wood Frame**  
 Flooring: **Carpet,Ceramic Tile,Laminate**  
 Water Source:  
**Public**  
 Fnd/Bsmt:  
**Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Window Coverings**  
 Int Feat: **Breakfast Bar,Closet Organizers,High Ceilings,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Vinyl Windows,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Great Room	Main	15`2" x 13`11"	Dining Room	Main	11`2" x 7`11"
Kitchen	Main	11`2" x 9`9"	Bedroom - Primary	Upper	13`0" x 11`1"
Bedroom	Upper	10`0" x 9`4"	Bedroom	Upper	9`11" x 9`4"
2pc Bathroom	Main		4pc Bathroom	Upper	
3pc Ensuite bath	Upper		Mud Room	Main	6`5" x 3`10"
Foyer	Main	6`7" x 5`1"			

Legal/Tax/Financial

Title:      Zoning:

**Fee Simple**

Legal Desc:

**1712490**

**R-Gm**

Remarks

Pub Rmks:

**Buyer Notice - Must See Home Alert! Wonderful end unit Jayman BUILT 3 bedroom two-story town home design -- NO CONDO FEES! You'll be amazed at how attractive this BRIGHT open floor plan is. You will fall in love with all of the efficiently used 1348 + sq ft of living space (Plus the unspoiled basement with lots of storage area) The main floor living zones are bright & very open with 9' ceilings, a big kitchen/nook overlooking the front family room. Bonus: perfectly sized front foyer. Easy access to your own private west-facing fenced backyard with a wood deck, concrete garbage storage pad and two side-by-side parking stalls. The kitchen/nook features modern wood style cabinets, sink and window combo, QUARTZ countertops, stainless steel appliances, over-the-range microwave, smooth top stove & a central peninsula island featuring pendant lighting, recessed lighting and a flush eating bar. Upstairs includes 2 good-sized kids bedrooms with closets. Plus, a large primary bedroom with a full 4-piece bath & separate walk-in closet with organizers. Check out the floor plan. Active location close to shopping, schools, playgrounds, Timmy's, restaurants, Boston Pizza, Seton YMCA, South Pointe Hospital zone, Marriot Hotel and residence suites, Pub and the Night club, transit & the park pathways. Other options include upgraded luxury vinyl flooring & tile floors, upgraded carpets, white trims and baseboards, LED lighting, window coverings, and much more. Quick March 2025 possession is available.**

Inclusions:

**N/A**

Property Listed By:

**Jayman Realty Inc.**

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







**221 SETON CIRCLE SE**  
 221 SETON CIRCLE SE, SUITE 101  
 MAIN LEVEL (SQ. FT.): 874.42 SQ. FT. / 102.86 SQ. FT.  
 UPPER LEVEL (SQ. FT.): 874.42 SQ. FT. / 102.86 SQ. FT.  
 TOTAL ABOVE GRADE (SQ. FT.): 1,748.84 SQ. FT. / 125.72 SQ. FT.



