



THE
A-TEAM

**RE/MAX
FIRST**

209 SETON Circle, Calgary T3M 2W2

MLS® #: **A2185884** Area: **Seton** Listing Date: **01/10/25** List Price: **\$569,900**
 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: **2,163 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,351**
 Low Sqft:
 Ttl Sqft: **1,351**

DOM
12
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

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

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

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Ceramic Tile,Laminate**
 Sewer: Water Source:
 Ext Feat: **Other** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Microwave,Microwave Hood Fan,Refrigerator,Stove(s),Washer/Dryer,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
Living Room	Main	14`0" x 13`6"	Kitchen	Main	11`6" x 10`1"
Dining Room	Main	9`0" x 7`8"	2pc Bathroom	Main	5`4" x 5`2"
Bedroom	Upper	13`1" x 10`11"	3pc Ensuite bath	Upper	8`11" x 5`2"
Bedroom	Upper	10`0" x 9`3"	Bedroom	Upper	9`10" x 9`4"
4pc Bathroom	Upper	8`2" x 4`10"	Family Room	Basement	13`7" x 13`4"
Bedroom	Basement	9`5" x 9`4"	4pc Bathroom	Basement	7`8" x 4`11"
Laundry	Basement	5`1" x 3`10"			

Title:
Fee Simple
Legal Desc:

Zoning:
R-Gm

1712490

Remarks

Pub Rmks: **Welcome to your new home in the vibrant community of Seton! This exceptional townhouse, with no condo fees, offers the perfect blend of modern style and functional living. Boasting over 1,900 sq. ft. of developed living space, this home is thoughtfully designed to meet all your needs and bonus it has Central A/C! The open-concept main floor features stunning vinyl plank flooring, seamlessly connecting the kitchen and living area—perfect for entertaining or relaxing with family. The sleek and stylish kitchen is a showstopper, showcasing quartz countertops, a designer backsplash, stainless steel appliances, a spacious pantry, and ample cupboard and counter space for all your culinary creations. Step outside to your private backyard, fully fenced and landscaped, with convenient parking for two vehicles. The large deck offers the perfect setting for summer barbecues and outdoor gatherings. Upstairs, you'll find three generously sized bedrooms and a full main bathroom. The primary retreat is bathed in natural light and features a luxurious 3-piece ensuite and a walk-in closet. The fully finished basement adds even more space, featuring large windows, a fourth bedroom, a 4-piece bathroom, a laundry area, and a cozy rec room—perfect for movie nights, a home gym, or a kids' play area. Discover the incredible lifestyle Seton has to offer, with parks, shopping, restaurants, the YMCA, a dog park, and convenient access to Deerfoot and Stoney Trails. This is more than just a home; it's a lifestyle opportunity you won't want to miss. Make it yours today!**

Inclusions:
Property Listed By: **N/A**
2% Realty

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









