

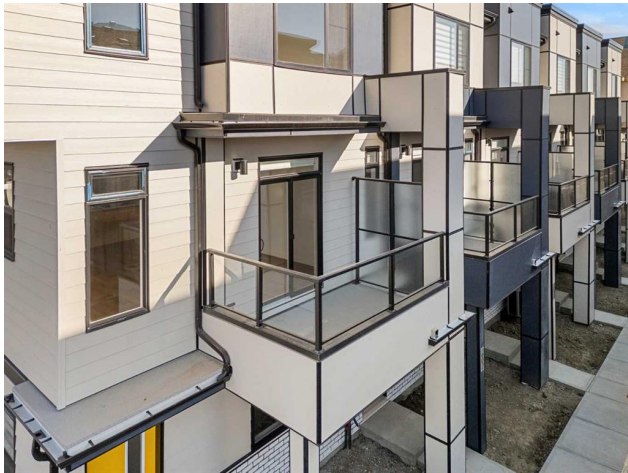


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**550 SETON Circle #601, Calgary T3M3Y8**

MLS® #: **A2189562**      Area: **Seton**      Listing Date: **01/23/25**      List Price: **\$499,900**  
 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: **199 sqft**  
 Lot Shape:

Access:

Lot Feat: **Low Maintenance Landscape, Street Lighting**  
 Park Feat: **Double Garage Attached, Tandem**

DOM

**9**  
Layout  
 Beds: **3 (3)**  
 Baths: **2.5 (2 1)**  
 Style: **3 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Balcony**

Construction: **Composite Siding**  
 Flooring: **Carpet, Vinyl**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Washer/Dryer, Window Coverings**  
 Int Feat: **Built-in Features, Double Vanity, Kitchen Island, Quartz Counters, Storage**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	4`1" x 11`9"	Dining Room	Main	12`7" x 9`1"
Living Room	Main	16`0" x 11`1"	2pc Bathroom	Main	5`1" x 4`11"
Kitchen	Main	12`7" x 16`6"	4pc Bathroom	Upper	5`4" x 8`0"
4pc Ensuite bath	Upper	8`7" x 7`1"	Bedroom	Upper	8`9" x 8`8"
Bedroom	Upper	10`1" x 10`7"	Bedroom - Primary	Upper	12`3" x 10`11"

Condo Fee:  
**\$311**

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

Zoning:  
**0**

Legal Desc: **0**

Remarks

Pub Rmks: **Welcome to this stunning BRAND NEW, CORNER UNIT townhome located in the vibrant community of Seton. Offering an exceptional opportunity to live in one of Calgary's most desirable neighborhoods, this home comes with no condo fees for one year—a rare find! Walking in, you'll immediately be greeted by a spacious foyer that leads to a thoughtfully designed 2-piece bathroom, featuring luxurious vinyl flooring that sets a high standard for the rest of the home. The heart of the home is the beautifully crafted kitchen, equipped with premium stainless steel appliances. Elegant quartz countertops, paired with a central island, provide ample space for meal preparation and casual dining. The open-concept layout seamlessly flows into the living and dining areas, creating a warm and inviting space perfect for both relaxation and entertaining. Adjacent to the living area, a lovely balcony with glass railings provides the perfect spot to enjoy your morning coffee or watch the sun set. Upstairs, you'll find plush carpeting throughout and three spacious bedrooms, each designed with comfort and flexibility in mind. Two of these rooms are versatile, easily transforming into home offices or guest rooms to suit your needs. The primary bedroom is a true retreat, complete with a luxurious double vanity featuring quartz countertops and additional cabinetry for extra storage space, ensuring a serene environment to unwind after a long day. This townhome also includes a tandem garage, providing both convenient parking and ample room for additional storage. Located in the ever-growing community of Seton, this home is just moments away from an array of amenities. You'll enjoy nearby dining options, shops, a movie theater, and the YMCA. With South Health Hospital and a high school just a short distance away, and plans for a future junior high school, this community is an excellent place for families to thrive. Commuting is a breeze with quick access to Deerfoot Trail, making downtown Calgary just a short drive away. This is an opportunity you won't want to miss. Schedule your showing today and experience the perfect blend of modern living and community convenience in Seton!**

Inclusions: **None**  
 Property Listed By: **eXp Realty**

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









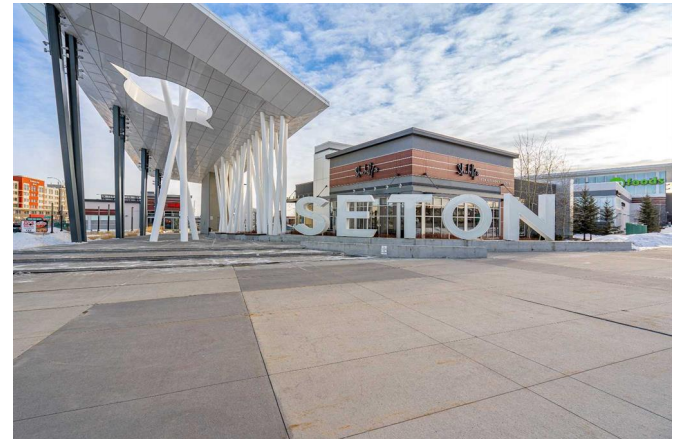






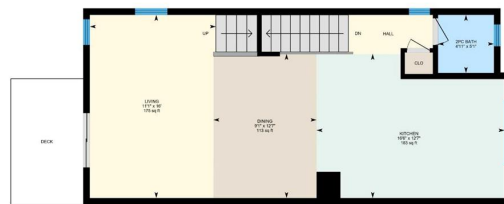






601-550 Seton Cir SE, Calgary, AB

Main Floor: Exterior Area 842.00 sq ft  
Interior Area 579.67 sq ft



PREPARED: 2024/1/11

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

601-550 Seton Cir SE, Calgary, AB

Upper Floor: Exterior Area 687.52 sq ft  
Interior Area 619.77 sq ft



PREPARED: 2024/1/11

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

601-550 Seton Cir SE, Calgary, AB

Entry Floor  
Exterior Area 120.79 sq ft  
Interior Area 811.07 sq ft  
Excluded Area 450.85 sq ft



PREPARED 2024/11/01

While regions are excluded from total floor area in GMLDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.