



THE
A-TEAM

**RE/MAX
FIRST**

574 SETON Circle, Calgary T3M 3Y5

MLS®#: **A2197224**

Area: **Seton**

Listing Date: **02/27/25**

List Price: **\$439,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2025**

Finished Floor Area

Abv Sqft: **1,317**

Low Sqft:

Ttl Sqft: **1,317**

DOM

0

Layout

Beds: **3 (3)**

Baths: **2.5 (2 1)**

Style: **Townhouse-Stacked**

Lot Information

Lot Sz Ar:

Lot Shape:

Parking

Ttl Park: **1**

Garage Sz: **1**

Access:

Lot Feat:

Park Feat:

Other
Single Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Balcony**

Construction:

Concrete, Wood Frame

Flooring:

Carpet, Vinyl

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher, Electric Range, Microwave, Refrigerator, Washer/Dryer

Int Feat:

Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s)

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
			Legal/Tax/Financial		

Condo Fee:

\$229

Title:

Fee Simple

Fee Freq:

Monthly

Zoning:

DC

Legal Desc:

2411085;E

Remarks

Pub Rmks:

Welcome to the Fen by Rohit Homes! This beautifully designed 1,317 sq. ft. townhome in the heart of Seton, Calgary's most vibrant and award winning community is an exceptional opportunity to purchase one of the last units in this townhome project. Featuring 3 spacious bedrooms, 2.5 baths, and a single attached garage, this townhome offers the perfect layout for families, professionals, and anyone seeking a blend of style and convenience. Designed by award winning designer Louis Duncan-He, the interiors showcase the striking Haute Contemporary color palette, a bold and fashion forward blend of high impact contrasts, stylish finishes, and innovative textures. This chic, elevated design makes a statement with its sleek lines, sophisticated materials, and a modern yet timeless aesthetic. Custom lighting and designer mirrors throughout enhance the visceral, luxe ambiance of the space. The main floor boasts a sleek chef inspired kitchen with premium finishes, seamlessly flowing into a bright dining and living area that leads to a private balcony perfect for morning coffee or evening relaxation. Upstairs, the spacious primary suite features a walk in closet, ensuite, and a second private balcony; your own personal retreat. Two additional bedrooms, a full bath, and a convenient stacked laundry complete this level, ensuring both function and comfort. Living in Seton means having everything at your doorstep. Known as "The Heart of the South," this 365 acre Urban District offers top-tier dining, retail, a hotel, and the renowned South Health Campus. The community is also home to the world's largest YMCA, featuring ice rinks, pools, a full fitness center, and a public library. Education is a priority here, with an existing high school and four more schools planned in the future. Don't miss this opportunity to own a piece of Calgary's Community of the Year! Contact us today to schedule your private tour and discover why The Fen by Rohit Homes in Seton is the perfect place to call home.

Inclusions:

N/A

Property Listed By:

eXp Realty

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





