



THE
A-TEAM

**RE/MAX
FIRST**

434 SETON Circle, Calgary T3M 3H1

MLS® #: **A2204994**

Area: **Seton**

Listing Date: **03/24/25**

List Price: **\$469,500**

Status: **Active**

County: **Calgary**

Change: **-\$11k, 11-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2022**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,369**
Low Sqft:
Ttl Sqft: **1,369**

Access:

Lot Feat:

Park Feat:

Landscaped
Off Street, Stall

DOM

29

Layout

Beds: **2 (2)**
Baths: **2.5 (2 1)**
Style: **Townhouse**

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony, Playground, Private Yard**

Construction: **Wood Frame**
Flooring: **Carpet, Ceramic Tile, Laminate**
Water Source:
Fnd/Bsmt: **Other**

Kitchen Appl: **Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked**
Int Feat: **High Ceilings, Kitchen Island, No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	10`10" x 23`7"
Kitchen	Main	35`5" x 51`2"
Other	Main	9`6" x 44`3"
4pc Bathroom	Second	22`8" x 25`11"
Bedroom - Primary	Second	45`11" x 52`10"

Room	Level	Dimensions
Dining Room	Main	34`1" x 38`9"
Living Room	Main	34`1" x 39`0"
3pc Ensuite bath	Second	22`8" x 19`4"
Bedroom	Second	45`11" x 32`6"
Loft	Third	46`11" x 54`6"

Legal/Tax/Financial

Condo Fee:
\$309

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1

Legal Desc: **2310070**

Remarks

Pub Rmks: **This brand-new complex, completed in 2022, is ready for its first family. Seton is known for its amazing amenities, including parks, close to the hospital (South Health Campus), top-rated schools, a Cineplex VIP cinema, grocery stores, the YMCA, and a wide range of restaurants and shops—all just a short walk away. The home offers two bedrooms, each with its own private ensuite, ensuring plenty of space and privacy. The upper level features a spacious family room, perfect for cozy movie nights or hosting guests. With in-unit laundry and a thoughtful layout throughout, this townhome provides a perfect blend of convenience and comfort. Outside, you'll find ample visitor parking and all the perks of this vibrant, walkable neighbourhood. This home is move-in ready and waiting for you to make it your own!**

Inclusions:
Property Listed By: **NONE
Real Broker**

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











