

# \$252,000 - 507, 474 Seton Circle Se, Calgary

MLS® #A2259292

**\$252,000**

1 Bedroom, 1.00 Bathroom, 512 sqft

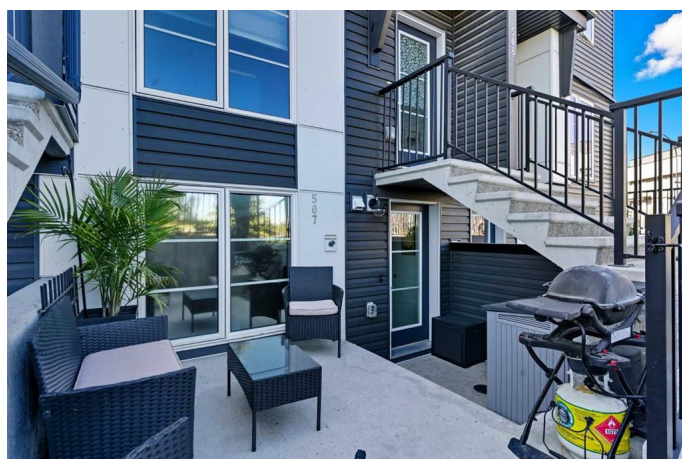
Residential on 0.00 Acres

Seton, Calgary, Alberta

OPEN HOUSE SUNDAY SEPT 28 from 12pm to 2pm! Welcome to this stylish and functional 1 bedroom, 1 bathroom townhouse in the heart of Seton, SE Calgary. With 512 sq. ft. of thoughtfully designed living space, this home is perfect for first-time buyers, downsizers, or investors. Step inside to find modern finishes throughout, including durable vinyl plank flooring and a sleek kitchen with quartz countertops and plenty of storage. The open-concept layout makes the most of the square footage, creating a bright and inviting living space. What truly sets this property apart is its exclusive fully fenced patio area is the only one in the complex! It's an ideal spot for outdoor entertaining or the perfect secure area for dogs and pet lovers. Residents of Seton get to enjoy exclusive access to Seton Park, featuring a splash pad, outdoor hockey arena, and tennis courts, making it easy to stay active and enjoy the outdoors year-round. Located just steps from shops, restaurants, grocery stores, the South Health Campus, YMCA, and public transit, this home offers unbeatable convenience with everything you need right at your doorstep. Don't miss your chance to own a low-maintenance, pet-friendly home in one of Calgary's fastest-growing communities. Book your showing today!

Built in 2023

## Essential Information



MLS® #	A2259292
Price	\$252,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	512
Acres	0.00
Year Built	2023
Type	Residential
Sub-Type	Row/Townhouse
Style	Stacked Townhouse
Status	Active

### Community Information

Address	507, 474 Seton Circle Se
Subdivision	Seton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3P6

### Amenities

Amenities	Other, Park, Playground, Snow Removal, Trash, Visitor Parking
Parking Spaces	1
Parking	Stall

### Interior

Interior Features	Ceiling Fan(s), No Smoking Home, Pantry
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer Stacked
Heating	Forced Air
Cooling	None
Basement	None

### Exterior

Exterior Features	Courtyard
Lot Description	Low Maintenance Landscape
Roof	Flat
Construction	Concrete, Wood Frame

Foundation                Poured Concrete

**Additional Information**

Date Listed                September 24th, 2025  
Days on Market        5  
Zoning                      M-1  
HOA Fees                  375  
HOA Fees Freq.        ANN

**Listing Details**

Listing Office            Royal LePage Mission Real Estate

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