

\$495,000 - 605, 474 Seton Circle Se, Calgary

MLS® #A2265673

\$495,000

2 Bedroom, 3.00 Bathroom, 1,442 sqft

Residential on 0.02 Acres

Seton, Calgary, Alberta

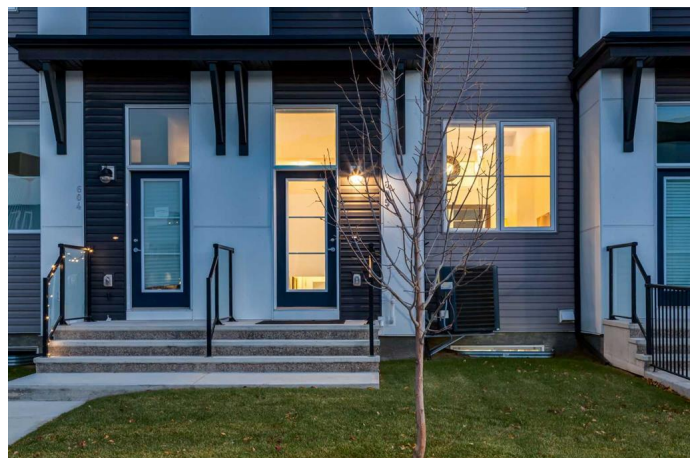
This IMMACULATE A/Câ€™™D 5-LEVEL SPLIT TOWNHOUSE offers 1,442 SQ FT of DEVELOPED LIVING SPACE, 2 LARGE BEDROOMS, 2.5 BATHROOMS (incl 2 EN-SUITES), and an ATTACHED INSULATED SINGLE GARAGE - all in the VIBRANT Community of SETON in SOUTH CALGARY!!!

The Front Door is INVITING as you walk up to this MODERN HOME. Step into the Foyer where the NEUTRAL COLOUR PALETTE + LUXURY VINYL PLANK FLOORING create a bright, timeless first impression.

Heading up to the MODERN LIVING ROOM, youâ€™™re greeted by SOARING 12â€™™9â€™• CEILINGS + a LARGE WINDOW that fills the home w/NATURAL LIGHT. Whether youâ€™™re ENTERTAINING GUESTS or relaxing after a long day, this open, airy space feels expansive + perfect for every occasion.

All blinds are CUSTOM, w/REMOTE-CONTROL operation in the living room + front entry for added convenience.

The UPPER LEVEL features a 2 PC POWDER ROOM for guests + a SLEEK OPEN-CONCEPT LIVING AREA. The UPGRADED KITCHEN showcases FLOOR-TO-CEILING WHITE CABINETRY, QUARTZ COUNTERTOPS, TILED BACKSPLASH, and a PENINSULA w/ BREAKFAST BAR for those on-the-go meals or extra workspace. All appliances are UPGRADED, incl a LARGE FRIDGE, \$2,400 MIELE DISHWASHER, CONVECTION



MICROWAVE. The space is both ELEGANT + FUNCTIONAL, w/quality finishes throughout. The DINING AREA easily accommodates gatherings w/FAMILY + FRIENDS, offering the perfect setting for shared meals + meaningful conversations. The SOUTH-FACING BALCONY is equipped w/POWER + GAS LINE for the BBQ, ideal for summer dinners or watching sunsets.

Upstairs, the 3rd LEVEL hosts the PRIVATE BEDROOMS. The PRIMARY SUITE is BRIGHT + SPACIOUS, ft CUSTOM CLOSETS w/built-in DRAWERS + a 4-BASKET LAUNDRY SORTER, + a 4 PC EN-SUITE w/SOAKER TUB + an UPGRADED WATERPIK REMOVABLE SHOWER HEAD.

The 2nd BEDROOM also includes a WALK-IN CLOSET w/CUSTOM SHELVING + its own 4 PC EN-SUITE w/the same upgraded fixtures. The LAUNDRY ROOM features a MIELE WASHER/DRYER (\$10K NEW!) + built-in shelving for extra storage.

The LOWER LEVEL MUDROOM w/ a SOUTH-FACING EXTERIOR DOOR + the ATTACHED GARAGE. Down in the BASEMENT, the UTILITY ROOM + CRAWL SPACE provide EXCEPTIONAL STORAGE - you can easily fit luggage, seasonal décor, and much more!

PARKING is a major bonus here - w/direct street parking in front for easy unloading (a rare feature in these complexes), + PAVED/PRIVATE BACKALLEY.

Includes touch-up paint, a chemical-free home (no artificial fragrances ever used), + optional purchase of furniture/shelving.

Seton is a LIVE-WORK-PLAY neighbourhood w/AMPLE AMENITIES right at your doorstep! The NEW HOMEOWNERS ASSOCIATION offers a SPLASH PARK, HOCKEY RINK, TENNIS COURTS, + more! Enjoy unbeatable convenience w/the SOUTH HEALTH CAMPUS HOSPITAL, CALGARY PUBLIC LIBRARY, + an array of RESTAURANTS,

SHOPS, + ENTERTAINMENT options - incl the BROOKFIELD YMCA (LARGEST IN THE WORLD!). Seton also features 5 SCHOOLS, over 75 ACRES OF PARK SPACE, a DOG PARK just steps away, + terrific access throughout the city via DEERFOOT + STONEY TRAIL. VALUE, LOCATION, + LIFESTYLE - BOOK NOW!

Built in 2022

Essential Information

MLS® #	A2265673
Price	\$495,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,442
Acres	0.02
Year Built	2022
Type	Residential
Sub-Type	Row/Townhouse
Style	5 Level Split
Status	Active

Community Information

Address	605, 474 Seton Circle Se
Subdivision	Seton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3P6

Amenities

Amenities	Snow Removal, Visitor Parking
Parking Spaces	1
Parking	Off Street, Single Garage Attached
# of Garages	1

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Closet Organizers, High Ceilings, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Induction Cooktop, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Partial

Exterior

Exterior Features	BBQ gas line, None
Lot Description	City Lot, Front Yard, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 31st, 2025
Days on Market	4
Zoning	M-1
HOA Fees	452
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX House of Real Estate
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.