

# \$520,000 - 102, 474 Seton Circle Se, Calgary

MLS® #A2260602

**\$520,000**

2 Bedroom, 3.00 Bathroom, 1,636 sqft

Residential on 0.00 Acres

Seton, Calgary, Alberta

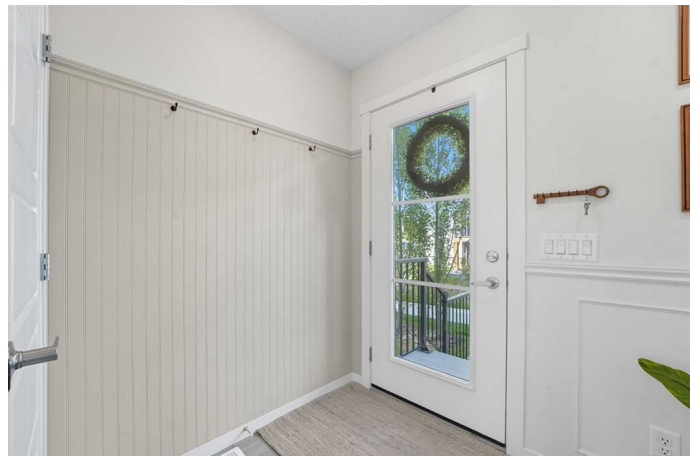
Welcome to 102-474 Seton Circle Se. This beautifully designed 2-bedroom, 2.5-bath townhouse offers modern living at its finest, perfectly located just steps to the playground, dining, entertainment, and more.

Step inside to an open-concept main floor featuring neutral-toned flooring, a bright and airy living space, and a chef-inspired kitchen complete with crisp white quartz countertops, sleek cabinetry, and a large island “perfect for entertaining.

The spacious primary suite includes a private ensuite for your comfort and convenience, while a second bedroom and additional full bathroom provide room for family or guests. Upstairs, a stunning third-level loft awaits “ideal as a lounge, home office, or bonus space” featuring a wet bar and direct access to a private rooftop patio with unobstructed mountain views. Whether it's morning coffee or evening cocktails, this is the ultimate place to unwind.

During the summertime heat, let your A/C keep the house cool for comfort and enjoy having a tandem 2 car garage to protect your vehicle from the elements.

Don’t miss out on this opportunity to call this home.



Built in 2022

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2260602      |
| Price          | \$520,000     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,636         |
| Acres          | 0.00          |
| Year Built     | 2022          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 102, 474 Seton Circle Se |
| Subdivision | Seton                    |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3M3P6                   |

### Amenities

|                |                                |
|----------------|--------------------------------|
| Amenities      | Snow Removal, Visitor Parking  |
| Parking Spaces | 2                              |
| Parking        | Double Garage Attached, Tandem |
| # of Garages   | 2                              |

### Interior

|                   |                                                                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Walk-In Closet(s), Wet Bar |
| Appliances        | Bar Fridge, Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave, Washer/Dryer, Window Coverings                       |
| Heating           | Forced Air                                                                                                                                          |
| Cooling           | Central Air                                                                                                                                         |
| Basement          | None                                                                                                                                                |

### Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Balcony                   |
| Lot Description   | Low Maintenance Landscape |
| Roof              | Asphalt Shingle           |
| Construction      | Vinyl Siding, Wood Frame  |
| Foundation        | Poured Concrete           |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 28th, 2025 |
| Days on Market | 34                   |
| Zoning         | M-1                  |
| HOA Fees       | 430                  |
| HOA Fees Freq. | ANN                  |

**Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | Keller Williams BOLD Realty |
|----------------|-----------------------------|

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