

# \$565,000 - 109, 474 Seton Circle Se, Calgary

MLS® #A2213661

**\$565,000**

3 Bedroom, 3.00 Bathroom, 1,708 sqft  
Residential on 0.00 Acres

Seton, Calgary, Alberta

Welcome to this impeccably upgraded 3-bedroom, 2.5-bathroom end unit townhouse nestled in the heart of Seton—one of Calgary’s fastest-growing and most vibrant communities. With nearly 2,000 sq ft of professionally developed living space, this home combines thoughtful design, modern finishes, and functional elegance across every level.

Step inside to a bright, open-concept main floor filled with natural light from expansive windows. The stunning custom fireplace anchors the cozy living area, while the generously sized dining space and upgraded kitchen—complete with premium appliances, ample counter space, and abundant cabinetry—make both daily living and entertaining a breeze.

Upstairs, every bedroom features custom closets, with the primary suite showcasing a beautiful walk-in that feels like a boutique dressing room. The third floor bonus room offers flexible space for a home office, fitness area, or media lounge, and it opens onto a private rooftop patio—perfect for evening wine, morning coffee, or entertaining under the stars.

This home comes loaded with premium upgrades including motorized blinds, designer lighting, central A/C, and a heated tandem garage with epoxy flooring, ample storage,



and 220V power for your EV or workspace setup.

Located just minutes from the South Health Campus, YMCA, Seton Urban District, restaurants, cafes, schools, and retail, this home places you at the center of everything while still offering a peaceful residential vibe. With its rare blend of space, style, and community access, this one is truly a must-see.

Built in 2022

### Essential Information

MLS® #	A2213661
Price	\$565,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,708
Acres	0.00
Year Built	2022
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	109, 474 Seton Circle Se
Subdivision	Seton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3P6

### Amenities

Amenities	Other
Parking Spaces	2

Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Storage
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Basement	None

### Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Corner Lot
Roof	Asphalt
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 6th, 2025
Days on Market	10
Zoning	M-1

### Listing Details

Listing Office	Real Broker
----------------	-------------

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.