

# \$469,500 - 434 Seton Circle Se, Calgary

MLS® #A2204994

## \$469,500

2 Bedroom, 3.00 Bathroom, 1,369 sqft  
Residential on 0.00 Acres

Seton, Calgary, Alberta

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!

Built in 2022

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2204994  |
| Price          | \$469,500 |
| Bedrooms       | 2         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,369     |
| Acres          | 0.00      |



|            |               |
|------------|---------------|
| Year Built | 2022          |
| Type       | Residential   |
| Sub-Type   | Row/Townhouse |
| Style      | Townhouse     |
| Status     | Active        |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 434 Seton Circle Se |
| Subdivision | Seton               |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3M 3H1             |

### Amenities

|                |                                 |
|----------------|---------------------------------|
| Amenities      | Parking, Trash, Visitor Parking |
| Parking Spaces | 1                               |
| Parking        | Off Street, Stall               |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | High Ceilings, Kitchen Island, No Smoking Home                                     |
| Appliances        | Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked |
| Heating           | Baseboard  |
| Cooling           | None   |
| Basement          | None   |

### Exterior

|                   |                                   |
|-------------------|-----------------------------------|
| Exterior Features | Balcony, Playground, Private Yard |
| Lot Description   | Landscaped                        |
| Roof              | Asphalt Shingle                   |
| Construction      | Wood Frame                        |
| Foundation        | Other                             |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 24th, 2025 |
| Days on Market | 28               |
| Zoning         | M-1              |

### Listing Details

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