

# \$449,000 - 402, 338 Seton Circle Se, Calgary

MLS® #A2217921

**\$449,000**

2 Bedroom, 3.00 Bathroom, 1,355 sqft

Residential on 0.00 Acres

Seton, Calgary, Alberta

Welcome to the Seton townhouses of choice. This beautiful dual Master designed townhouse spans over 1350 sq ft and showcases a modern aesthetic enhanced by premium upgrades throughout. Key features include air conditioning, a gas range stove, a wet bar, and a custom stand-up shower. The open-concept main floor offers a spacious living area, dining space, and a sleek kitchen equipped with high-end appliances, quartz countertops, a pantry, and upgraded pot lighting. Elegant vinyl plank flooring enhances the overall design, while a thoughtfully integrated dog house compartment beneath the stairs adds convenience for pet owners. On the second floor, youâ€™™ll find two generously sized bedrooms both with ensuites. Both master suites offer a private, luxurious ensuite with a three-piece bath, providing a serene retreat. The third floor is an entertainerâ€™™s dream, with a wet bar ideal for socializing, and offers versatile space that can be used as a third bedroom or a recreational area. A rooftop patio provides a private outdoor oasis perfect for relaxation with stunning views of the park and west to the mountains. The kitchen opens up to a fully fenced, private backyardâ€™™perfect for BBQs and outdoor activities, with additional convenience for pets. Located in the vibrant Seton community, this home is just minutes from the South Health Campus, diverse shopping and dining options, and expansive green spaces. It offers the perfect balance of



style, functionality, and location in one of Calgary's most desirable neighbourhoods.

Built in 2021

**Essential Information**

MLS® #	A2217921
Price	\$449,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,355
Acres	0.00
Year Built	2021
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

**Community Information**

Address	402, 338 Seton Circle Se
Subdivision	Seton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3H1

**Amenities**

Amenities	None
Parking Spaces	1
Parking	Stall

**Interior**

Interior Features	Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Vinyl Windows, Wet Bar
Appliances	Bar Fridge, Dishwasher, Dryer, Gas Range, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Central

Cooling	Central Air
Basement	None

**Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Mixed, Vinyl Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 5th, 2025
Days on Market	9
Zoning	M-1
HOA Fees	345
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	RE/MAX Landan Real Estate
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