

# \$494,900 - 407, 562 Seton Circle, Calgary

MLS® #A2267889

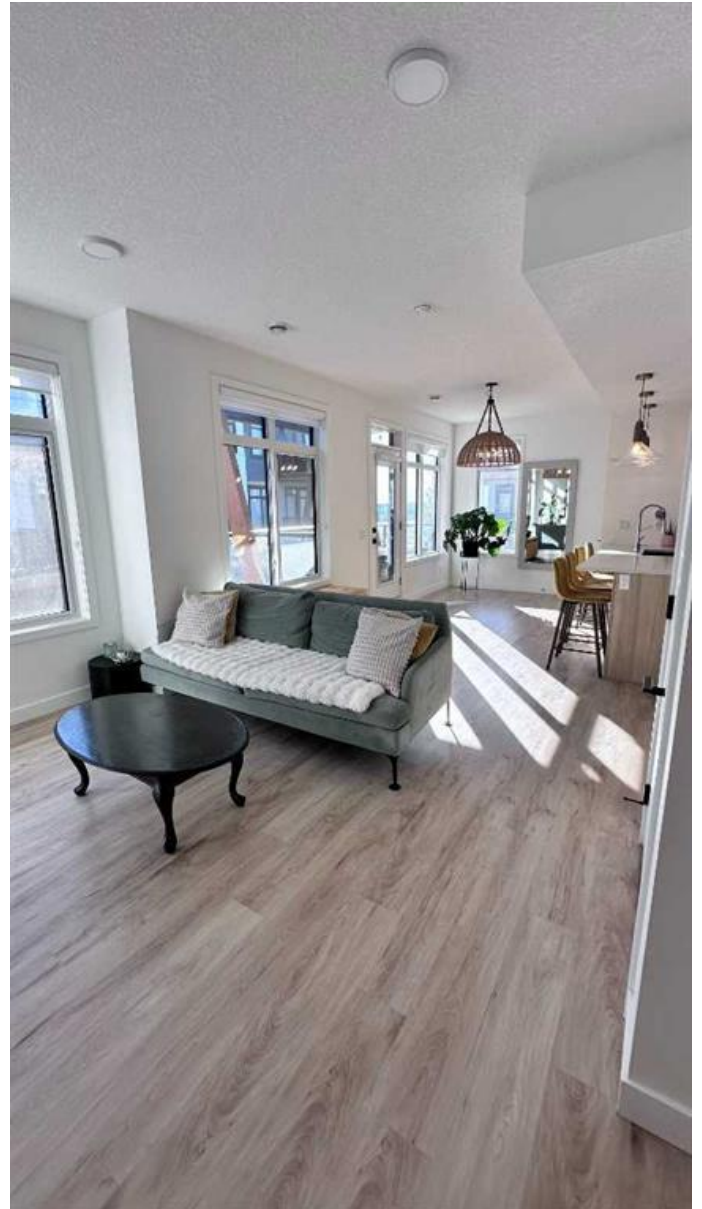
**\$494,900**

3 Bedroom, 3.00 Bathroom, 1,331 sqft

Residential on 0.00 Acres

Seton, Calgary, Alberta

This is your opportunity to own 1 year old end unit with central AC, finished double garage with epoxy flooring, full gym and a sauna, 2 balconies and low strata fees (\$231). Seton is a vibrant, master-planned community known for its modern amenities, healthcare facilities, retail options, and recreational spaces, making it a desirable place for both living and working. Main floor features open layout that connects kitchen, dining and living space. The kitchen features: quartz counters, stainless steel appliances, beautiful cabinetry, large eating island, storage space. The main floor is completed with additional windows on the end unit, as well as a balcony. Upstairs has 3 bedrooms, 2 full baths, second balcony is located in primary bedroom. Laundry room is also located upstairs. This unit comes with window coverings, central water filtration system and water softener. Yes it is also pet friendly. Newly built HOA building equipped with tennis courts, pickleball courts, ice ring, basketball court and so much more will allow you and your family to relax during your leisure time.



Built in 2024

## Essential Information

|          |           |
|----------|-----------|
| MLS® #   | A2267889  |
| Price    | \$494,900 |
| Bedrooms | 3         |

|                |               |
|----------------|---------------|
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,331         |
| Acres          | 0.00          |
| Year Built     | 2024          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 407, 562 Seton Circle |
| Community   | Seton                 |
| Condo       | Z-name Not Listed     |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3m 3Y5               |

### Amenities

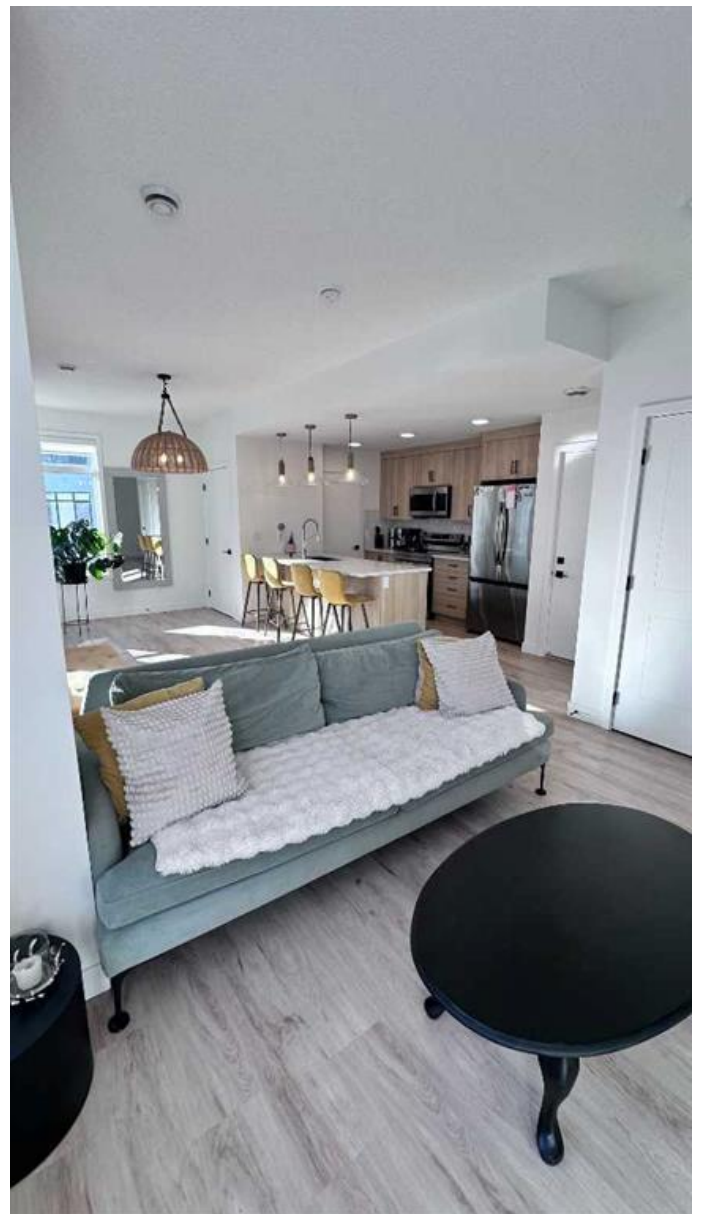
|                |                        |
|----------------|------------------------|
| Amenities      | Trash, Visitor Parking |
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 1                      |

### Interior

|                   |                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, No Smoking Home, Recreation Facilities, Stone Counters, Sauna                           |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                                             |
| Cooling           | Central Air                                                                                                            |
| Basement          | None                                                                                                                   |

### Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Balcony, BBQ gas line |
| Lot Description   | Other                 |
| Roof              | Asphalt Shingle       |



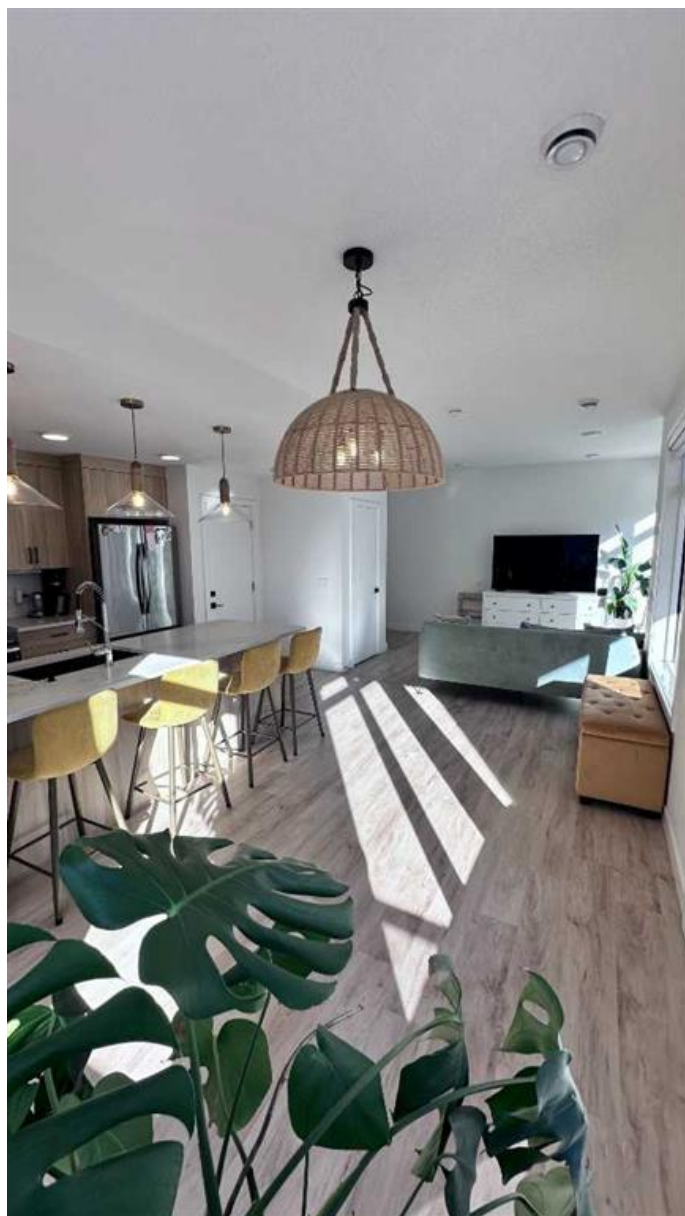
|              |                 |
|--------------|-----------------|
| Construction | Wood Frame      |
| Foundation   | Poured Concrete |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 30th, 2025 |
| Zoning         | M-1                |
| HOA Fees       | 430                |
| HOA Fees Freq. | ANN                |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|



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