

# \$559,900 - 221 Seton Circle Se, Calgary

MLS® #A2185331

**\$559,900**

3 Bedroom, 3.00 Bathroom, 1,349 sqft  
Residential on 0.06 Acres

Seton, Calgary, Alberta

Buyer Notice - \$10K Below Replacement Price Alert! Excellent end unit Jayman BUILT 3 bedroom two-story townhome 20' width design -- NO CONDO FEES! You'll be amazed at how attractive this BRIGHT open floor plan is. You will fall in love with all of the efficiently used 1348 + sq ft of living space (Plus the unspoiled basement with lots of storage area) The main floor living zones are bright & very open with 9' ceilings, a big kitchen/nook overlooking the front family room. Bonus: perfectly sized front foyer. Easy access to your private west-facing fenced backyard with a wood deck, concrete garbage storage pad, and two side-by-side parking stalls. The kitchen/nook features modern wood style cabinets, sink and window combo, QUARTZ countertops, stainless steel appliances, an over-the-range microwave, a smooth top stove & a central peninsula island featuring pendant lighting, recessed lighting, and a flush eating bar. Upstairs includes 2 good-sized kids' bedrooms with closets. Plus, a large primary bedroom with a full 4-piece bath & separate walk-in closet with organizers. Check out the floor plan. Active location close to shopping, schools, playgrounds, Timmy's, restaurants, Boston Pizza, Seton YMCA, South Pointe Hospital zone, Marriot Hotel and residence suites, Pub and the Night club, transit & the park pathways. Other options include upgraded luxury vinyl flooring & tile floors, upgraded carpets, white trims and baseboards, LED lighting, window coverings, and more. Quick March 2025 possession is



available.

Built in 2018

### Essential Information

MLS® #	A2185331
Price	\$559,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,349
Acres	0.06
Year Built	2018
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	221 Seton Circle Se
Subdivision	Seton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2W2

### Amenities

Amenities	None
Parking Spaces	2
Parking	Parking Pad, Side By Side, Stall

### Interior

Interior Features	High Ceilings, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s), Breakfast Bar, Closet Organizers, Recessed Lighting
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None

Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Lighting, Private Yard, Courtyard, Rain Gutters
Lot Description	Back Lane, Low Maintenance Landscape, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	January 3rd, 2025
Days on Market	91
Zoning	R-Gm
HOA Fees	375
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Jayman Realty Inc.
----------------	--------------------

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.