

\$307,000 - 101, 338 Seton Circle Se, Calgary

MLS® #A2150350

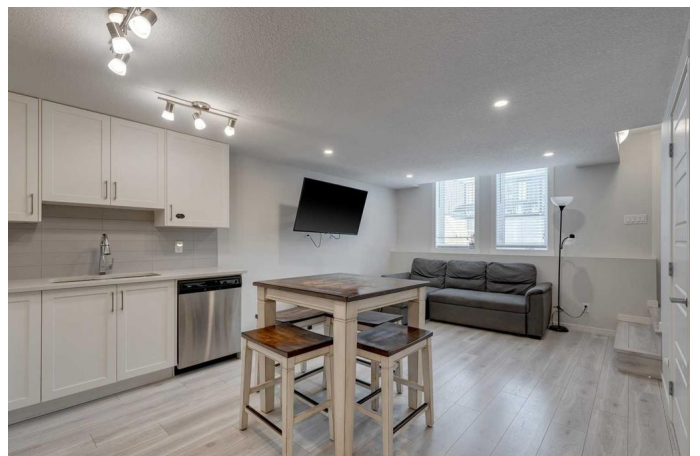
\$307,000

2 Bedroom, 1.00 Bathroom, 707 sqft

Residential on 0.00 Acres

Seton, Calgary, Alberta

2 BEDROOMS | DESIGNER STYLE | VERY LOW CONDO FEES | CLOSE TO THE HOSPITAL & YMCA | SHORT-TERM AIRBNB RENTALS ARE PERMITTED | SUB LEVEL LOCATION KEEPS THE CLIMATE COMFORTABLE IN ANY SEASON | PARK & OFF-LEASH ACROSS THE STREET | RESTURANTS, SHOPS & GROCERIES DOWN THE STREET | CLOSE TO RIVER TRAILS | RESPONSIVE CONDO BOARD | BUS STOP STEPS AWAY | LOTS OF FREE PARKING | GREAT NEIGHBOURS | HOT & FAST GROWING AND DIVERSE COMMUNITY! Beautiful move-in ready, Airbnb approved and pet-friendly (upon board approval) 2 bedroom end unit! Ideally located across the street from a park with a pump track and an off-leash dog park. Plus easily walk to a diverse selection of restaurants and just an 8 minute walk to the grocery store if you forget anything. Close by is the South Calgary Hospital, the world's largest YMCA and seemingly endless shops, services and amenities. After all of that adventure, come home to a quiet sanctuary with friendly neighbours. Great curb appeal, including a ground-level patio enticing peaceful morning coffees, evening barbeques and lazy weekends soaking up the sun. Inside the contemporary interior is bathed in natural light and kept comfortable in any season thanks to the sub-level location. Vinyl plank flooring, a neutral colour pallet and a wide open floor plan create a casually elegant atmosphere. Extra



windows stream sunshine into the relaxing living room. Show off your culinary prowess in the modern kitchen featuring full-height crisp white cabinets, stainless steel appliances and ample space for a large table or island. 2 bedrooms, a 4-piece bathroom and in-suite laundry add to your comfort. Lots of free parking throughout the complex with an assigned stall included in your very low condo fees. Extremely well run with a responsive and helpful board that even allows short-term rentals. Phenomenally located not far from Seton's 365-acre urban district that includes Cineplex theatres, Superstore, restaurants, pubs, shops and more as well as the aforementioned YMCA and South Calgary Hospital. Also close to river trails for maintaining an active lifestyle. This vibrant community is one of the hottest and fastest-growing neighbourhoods around with future development plans that include elementary schools, a C-train stop and a recreation facility with tennis courts. When you do need to leave the neighbourhood enjoy the easy access to Deerfoot and Stoney Trails plus a bus stop is within steps of the building making it easier than ever to get around. Book your showing today to see this beauty for yourself!

Built in 2021

Essential Information

MLS® #	A2150350
Price	\$307,000
Sold Price	\$310,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	707
Acres	0.00

Year Built	2021
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Sold

Community Information

Address	101, 338 Seton Circle Se
Subdivision	Seton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3H1

Amenities

Amenities	Parking, Snow Removal
Parking Spaces	1
Parking	Assigned, Off Street, Stall

Interior

Interior Features	Open Floorplan, Quartz Counters, Recreation Facilities, Storage, Tankless Hot Water
Appliances	Dishwasher, Dryer, Electric Oven, Electric Stove, Electric Water Heater, Humidifier, Instant Hot Water, Microwave Hood Fan, None, Refrigerator, Washer
Heating	Baseboard, Electric
Cooling	None
Basement	None

Exterior

Exterior Features	Lighting
Lot Description	Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Composite Siding, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 18th, 2024
Date Sold	July 30th, 2024
Days on Market	12

Zoning	M-1
HOA Fees	375.00
HOA Fees Freq.	ANN

Listing Details

Listing Office RE/MAX House of Real Estate

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