

\$244,900 - 104, 338 Seton Circle Se, Calgary

MLS® #A2165150

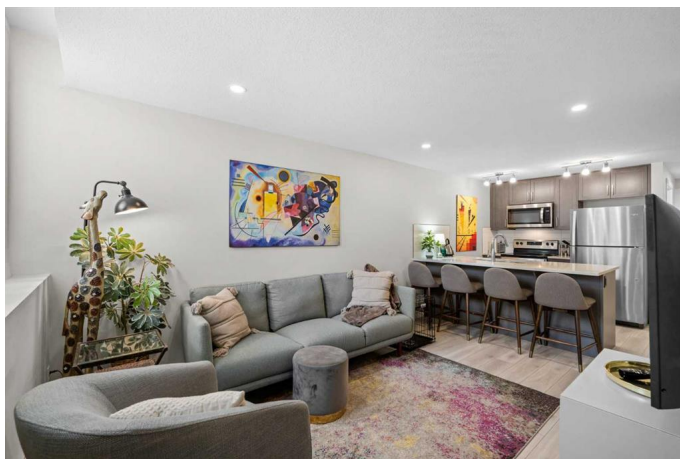
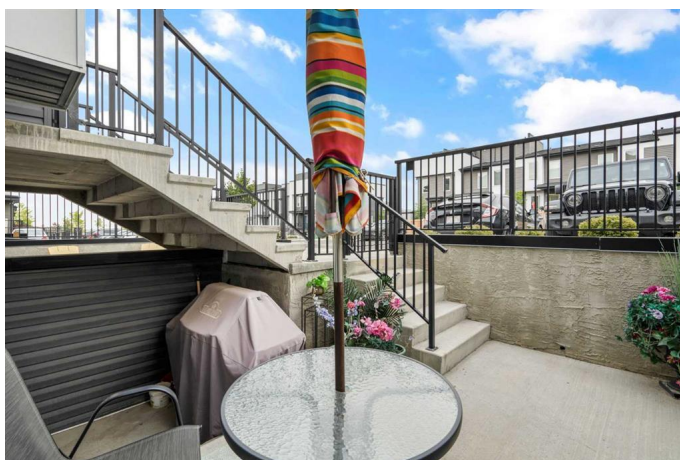
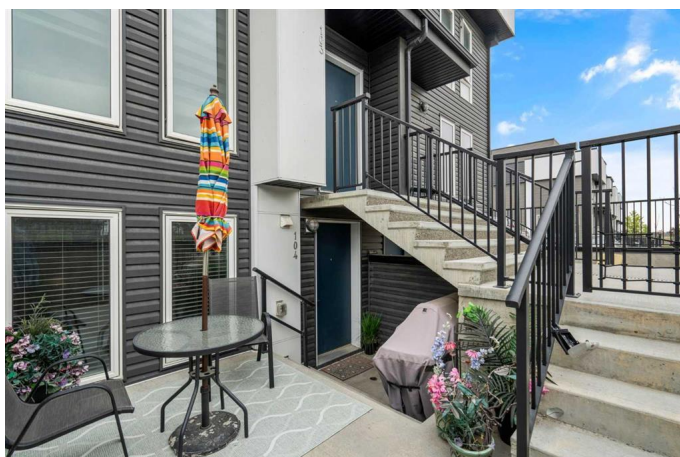
\$244,900

1 Bedroom, 1.00 Bathroom, 517 sqft

Residential on 0.00 Acres

Seton, Calgary, Alberta

Now Priced BELOW market value - seller wants it GONE. Great condo board, well-run complex, the building is under warranty and almost as good as new! The current owner barely lives in it, as it is a "home-away-from-home," and they sometimes stay in Calgary for work; therefore, it is near MINT condition! ULTRA low condo fees! This is a single-level TOWNHOUSE - not a condo building where you have to walk 300 feet down a dark hallway to get to your door; you have your own private entrance right near your own parking spot! This bright, contemporary, and affordable living space features HUGE SOUTH-FACING windows that fill the living room with natural light, creating a warm atmosphere ideal for relaxation or entertaining. There is a large closet at the front entry. The kitchen features ample counter space, a breakfast bar, and plenty of cupboard storage. A stainless steel appliance package is included. The oversized bedroom closet and pantry enhance organization, while in-suite laundry adds convenience. This home has a cozy living area, a huge separate bedroom, and a bathroom in an efficient layout. You'll appreciate the additional outdoor front patio amenity area for extra storage and a dedicated BBQ spot for summer evenings. Located in **Seton**, you are steps away from the South Health Campus, shopping, dining, and the world's largest YMCA, featuring a surf simulator and NHL-sized ice rink. Additional benefits include direct access to your private



entrance, your own parking stall near your door, ULTRA LOW CONDO FEES, low utility costs, and proximity to landscaped green spaces, which offer a quiet oasis in a busy neighbourhood. This home is not just an AFFORDABLE place to live; it's a space where you can thrive. *All furnishings are available for separate purchase.*

Built in 2021

Essential Information

MLS® #	A2165150
Price	\$244,900
Sold Price	\$237,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	517
Acres	0.00
Year Built	2021
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Sold

Community Information

Address	104, 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	No Smoking Home, Open Floorplan, Breakfast Bar, Vinyl Windows, See Remarks
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air, Baseboard
Cooling	None
Basement	None

Exterior

Exterior Features	Courtyard
Lot Description	Landscaped, Other
Roof	Asphalt Shingle, Mixed
Construction	Vinyl Siding, Aluminum Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 12th, 2024
Date Sold	October 30th, 2024
Days on Market	48
Zoning	m-1
HOA Fees	0.00

Listing Details

Listing Office	TREC The Real Estate Company
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