

# \$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

**\*\* OPEN HOUSE ALERT - SUNDAY 2:00 pm to 4:00 pm \*\*** 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 | Closet Organizers, High Ceilings, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s), Breakfast Bar, Recessed Lighting |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Window Coverings, Microwave   |

|              |                         |
|--------------|-------------------------|
|              | Hood Fan                |
| 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, Level, Low Maintenance Landscape, Rectangular Lot |
| Roof              | Asphalt Shingle  |
| Construction      | Vinyl Siding, Wood Frame                                     |
| Foundation        | Poured Concrete  |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | January 3rd, 2025 |
| Days on Market | 69                |
| Zoning         | R-Gm              |
| HOA Fees       | 375               |
| HOA Fees Freq. | ANN               |

### **Listing Details**

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

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