

# \$469,900 - 402, 338 Seton Circle Se, Calgary

MLS® #A2205442

**\$469,900**

2 Bedroom, 3.00 Bathroom, 1,355 sqft  
Residential on 0.00 Acres

Seton, Calgary, Alberta

This meticulously designed 2-bedroom, 2.5-bathroom home spans over 1,500 sq ft and showcases a modern aesthetic enhanced by premium upgrades throughout. Key features include air conditioning, a gas range stove, a wet bar, and a custom stand-up shower. The open-concept main floor, freshly painted, offers a spacious living area, dining space, and a sleek kitchen equipped with high-end appliances, quartz countertops, a pantry, and upgraded pot lighting. Elegant plank flooring enhances the overall design, while a thoughtfully integrated dog house compartment beneath the stairs adds convenience for pet owners. On the second floor, you'll find two generously sized bedrooms and two bathrooms. The master suite offers a private, luxurious ensuite with a three-piece bath, providing a serene retreat. The second bedroom is flooded with natural light through large windows and features a convenient cheater door to the main bathroom. The third floor is an entertainer's dream, with a wet bar ideal for socializing, and offers versatile space that can be used as a third bedroom or a recreational area. A rooftop patio provides a private outdoor oasis perfect for relaxation. The kitchen opens up to a fully fenced, private backyard—perfect for BBQs and outdoor activities, with additional convenience for pets. Located in the vibrant Seton community, this home is just minutes from the South Health Campus, diverse shopping and dining options, and expansive



green spaces. It offers the perfect balance of style, functionality, and location in one of Calgary's most desirable neighbourhoods.

Built in 2021

### Essential Information

MLS® #	A2205442
Price	\$469,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,355
Acres	0.00
Year Built	2021
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	402, 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	Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Vinyl Windows, Wet Bar
Appliances	Bar Fridge, Dishwasher, Dryer, Gas Range, Microwave, Range Hood, Refrigerator, Washer, Window Coverings

Heating	Central
Cooling	Central Air
Basement	None

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Mixed, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 25th, 2025
Days on Market	15
Zoning	M-1
HOA Fees	345
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	RE/MAX Landan Real Estate
----------------	---------------------------

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.