

# \$472,000 - 203, 550 Seton Circle Se, Calgary

MLS® #A2236709

**\$472,000**

2 Bedroom, 3.00 Bathroom, 1,238 sqft

Residential on 0.00 Acres

Seton, Calgary, Alberta

Welcome to the Sage townhome by the award winning - Trico Homes. A beautifully crafted 2-bedroom, 2.5-bathroom residence located in the vibrant master-planned community of Seton in Southeast Calgary. Thoughtfully designed with modern living in mind, this stylish home offers over 1,100 sq ft of comfortable space and a host of elevated finishes—all in a walkable, amenity-rich neighbourhood.

Step inside to discover a Scandinavian-inspired interior palette, highlighted by luxury vinyl plank flooring, soft carpet in the bedrooms, and sleek quartz countertops throughout. The bright and functional kitchen features ceiling-height cabinetry, a Silgranit undermount sink, a peninsula island, and a premium gas range appliance package with upgraded finishes—valued at over \$12,000 and included in the price. Tile extends to the ceiling above the showers, and all full bathrooms include elegant undermount sinks, giving the home a clean and polished feel.

The open-concept living area extends outdoors to an 11'6" x 6'10" vinyl-finished balcony—ideal for morning coffee or evening relaxation. The upper level features two well-sized bedrooms, each with its own private full bathroom, offering comfort and privacy for roommates, guests, or small families. Additional features include AC



rough-in, zebra blinds, and durable Hardie Board, Hardie Panel, manufactured stone, aluminum, and Smart Board on the contemporary exterior.

Seton is Calgary’s premier urban district, home to the South Health Campus, the largest YMCA in the world, a bustling retail and entertainment corridor, and extensive green spaces. A future Green Line C-Train station will further enhance accessibility, connecting Seton directly to downtown. Outdoor enthusiasts will appreciate the 10 km pathway system, central park space, and planned recreational amenities including tennis courts, splash parks, and more. Schools, restaurants, shopping, fitness centres, and healthcare are all within walking distance, making Seton a complete and connected community.

Whether you're a first-time buyer or simply seeking a stylish low-maintenance home in a thriving neighbourhood, the Sage townhome offers outstanding value and thoughtful design in one of Calgary’s most dynamic new communities.

Built in 2025

**Essential Information**

MLS® #	A2236709
Price	\$472,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,238
Acres	0.00
Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse

Style	2 Storey
Status	Active

### Community Information

Address	203, 550 Seton Circle Se
Subdivision	Seton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3Y8

### Amenities

Amenities	Parking, Secured Parking, Snow Removal, Trash, Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached, Tandem
# of Garages	2

### Interior

Interior Features	Built-in Features, Double Vanity, Kitchen Island, Quartz Counters, Storage
Appliances	Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	None
Basement	None

### Exterior

Exterior Features	Balcony
Lot Description	Street Lighting
Roof	Asphalt Shingle
Construction	Composite Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	July 9th, 2025
Days on Market	8
Zoning	M-1

### Listing Details

Listing Office	eXp Realty
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