

# \$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 | 36               |
| Zoning         | M-1              |
| HOA Fees       | 345              |
| HOA Fees Freq. | ANN              |

## Listing Details

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

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