

# \$439,900 - 574 Seton Circle Se, Calgary

MLS® #A2197224

**\$439,900**

3 Bedroom, 3.00 Bathroom, 1,317 sqft  
Residential on 0.00 Acres

Seton, Calgary, Alberta

Welcome to the Fen by Rohit Homes! This beautifully designed 1,317 sq. ft. townhome in the heart of Seton, Calgaryâ€™s most vibrant and award winning community is an exceptional opportunity to purchase one of the last units in this townhome project. Featuring 3 spacious bedrooms, 2.5 baths, and a single attached garage, this townhome offers the perfect layout for families, professionals, and anyone seeking a blend of style and convenience.

Designed by award winning designer Louis Duncan-He, the interiors showcase the striking Haute Contemporary color palette, a bold and fashion forward blend of high impact contrasts, stylish finishes, and innovative textures. This chic, elevated design makes a statement with its sleek lines, sophisticated materials, and a modern yet timeless aesthetic. Custom lighting and designer mirrors throughout enhance the visceral, luxe ambiance of the space. The main floor boasts a sleek chef inspired kitchen with premium finishes, seamlessly flowing into a bright dining and living area that leads to a private balcony perfect for morning coffee or evening relaxation. Upstairs, the spacious primary suite features a walk in closet, ensuite, and a second private balcony; your own personal retreat. Two additional bedrooms, a full bath, and a convenient stacked laundry complete this level, ensuring both function and comfort. Living in Seton means having everything at your doorstep. Known as â€œThe Heart of the South,â€• this



365 acre Urban District offers top-tier dining, retail, a hotel, and the renowned South Health Campus. The community is also home to the world's largest YMCA, featuring ice rinks, pools, a full fitness center, and a public library. Education is a priority here, with an existing high school and four more schools planned in the future. Don't miss this opportunity to own a piece of Calgary's Community of the Year! Contact us today to schedule your private tour and discover why The Fen by Rohit Homes in Seton is the perfect place to call home.

Built in 2025

### Essential Information

MLS® #	A2197224
Price	\$439,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,317
Acres	0.00
Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse
Style	Stacked Townhouse
Status	Active

### Community Information

Address	574 Seton Circle Se
Subdivision	Seton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3Y5

### Amenities

Amenities	Park
Parking Spaces	1
Parking	Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Basement	None

### **Exterior**

Exterior Features	Balcony
Lot Description	Other
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 27th, 2025
Days on Market	37
Zoning	DC
HOA Fees	375
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	eXp Realty
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