

\$448,800 - 302, 550 Seton Circle Se, Calgary

MLS® #A2262506

\$448,800

2 Bedroom, 3.00 Bathroom, 1,290 sqft

Residential on 0.00 Acres

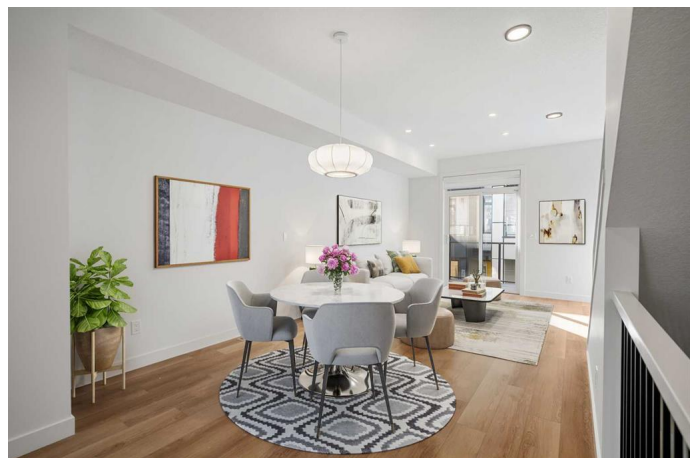
Seton, Calgary, Alberta

Open House Saturday 2pm to 4pm, stop by ShowHome for Access Welcome to Unit 302, 550 Seton Circle SE – a stunning Trico-built townhome in the sought-after community of Seton, where style, comfort, and convenience come together in perfect harmony. With nearly 1,200 sq. ft. of thoughtfully designed living space, this brand-new home offers a bright and open layout ideal for modern living – all backed by the Alberta New Home Warranty for complete peace of mind.

From the moment you enter, you™ll be impressed by the open-concept design and elevated finishes throughout. The main living area is filled with natural light thanks to oversized windows and features a seamless flow between the living room, dining area, and kitchen – perfect for entertaining guests or relaxing after a long day. The designer kitchen is the heart of the home, boasting sleek quartz countertops, stylish cabinetry and stainless steel appliances.

Upstairs, you™ll find two spacious bedrooms, each complete with its own private ensuite and walk-in closet – offering the ideal setup for families, roommates, or guests. The upper level also includes in-suite laundry, making day-to-day living effortless and convenient.

The lower level features a tandem attached garage, offering ample parking for two vehicles and additional storage space for your seasonal items or sporting gear. Smartly designed to



maximize function, this townhome provides a perfect blend of practicality and style. Step outside and enjoy the vibrant lifestyle that Seton has to offer. Known as Calgary’s “Urban District,” this award-winning community is home to the South Health Campus, YMCA, Superstore, Cineplex VIP Theatre, and countless restaurants, cafés, and boutique shops – all within walking distance. Seton also features beautiful parks, walking paths, playgrounds, and quick access to Deerfoot Trail and Stoney Trail, ensuring your commute is smooth and efficient. To make this opportunity even more exciting, buyers who sign a purchase contract in October will receive a FREE air conditioning unit – the perfect bonus to enhance your comfort year-round. With its prime location, high-end finishes, and warranty-backed quality, this home is ideal for first-time buyers, downsizers, or investors looking for a turnkey property in one of Calgary’s fastest-growing communities. Don’t miss your chance to own this exceptional home at 550 Seton Circle SE, Unit 302. Schedule your private showing today and experience modern living at its best – where convenience, comfort, and value all come together in one incredible package.

Built in 2025

Essential Information

MLS® #	A2262506
Price	\$448,800
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,290
Acres	0.00
Year Built	2025

Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

Community Information

Address	302, 550 Seton Circle Se
Subdivision	Seton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3Y8

Amenities

Amenities	Park, Playground
Parking Spaces	2
Parking	Double Garage Attached, Tandem
# of Garages	2

Interior

Interior Features	Double Vanity, Quartz Counters
Appliances	Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	Rough-In
Basement	None

Exterior

Exterior Features	Balcony
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Composite Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 7th, 2025
Days on Market	15
Zoning	M-1
HOA Fees	35

HOA Fees Freq. MON

Listing Details

Listing Office eXp Realty

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.