

104, 338 Seton Circle SE  
Calgary, Alberta

MLS # A2165150



## \$279,900

<b>Division:</b>	Seton		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Bungalow		
<b>Size:</b>	517 sq.ft.	<b>Age:</b>	2021 (3 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped, Other		

<b>Heating:</b>	Baseboard, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle, Mixed	<b>Condo Fee:</b>	\$ 117
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding , Vinyl Siding	<b>Zoning:</b>	m-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, No Smoking Home, Open Floorplan, See Remarks, Vinyl Windows		

**Inclusions:** none

Welcome to your new home! If you're seeking a bright, inviting, contemporary and affordable space, the Braeburn has it all—and so much more. Step into this stylish flat, where large south-facing windows fill the living room with natural light, creating a warm, open atmosphere perfect for relaxing or entertaining. The thoughtfully designed kitchen features convenient and large counter space with a breakfast bar and ample cupboard space. The oversized bedroom closet offers extra storage space, making it easy to stay organized. There is also a pantry for your dry goods and in-suite laundry with a stacked washer and dryer. With its modern layout, cozy living area, and separate bedroom and bathroom, this home provides everything you need in a compact, efficient design. You'll also love the separate amenity area for extra storage and a dedicated spot for your BBQ, perfect for those sunny summer evenings. Located in the heart of Seton, you're just steps away from incredible amenities like the South Health Campus, fantastic shopping, dining, and the world's largest YMCA—complete with a surf simulator, NHL-sized ice rink, and a climbing wall that the whole family will enjoy. Further benefits of this home include: drive up to your door, your separate entrance, more privacy than an apartment building, and steps to grassy landscaping. It's a quiet oasis in a busy neighbourhood. This home isn't just a place to live; it's a space where you can thrive. \*All furnishings are available for sale separately from the house\*.