

# \$434,900 - 602 Seton Circle Se, Calgary

MLS® #A2209386

**\$434,900**

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

Seton, Calgary, Alberta

Welcome to The Fen by Rohit Homes, a beautifully designed 1,317 sq. ft. townhome nestled in the heart of Seton, Calgary's vibrant and award-winning urban district. This thoughtfully laid-out home offers 3 spacious bedrooms, 2.5 bathrooms, and a single attached garage, ideal for families, professionals, or anyone seeking an elevated yet low-maintenance lifestyle. One of the final opportunities to own in this sought-after townhome project, the Fen features interiors curated by award-winning designer Louis Duncan-He in the Neoclassical Revival style. Thoughtful touches like custom lighting and designer mirrors elevate the space and bring a polished, cohesive aesthetic throughout the home. The main floor boasts a spacious kitchen with premium fixtures, flowing seamlessly into the open-concept dining and living area. Step outside onto a private balcony that is perfect for enjoying your morning coffee or relaxing in the evening. Upstairs, the primary suite features a walk-in closet, ensuite, and a second private balcony. Two additional bedrooms, a full bathroom, and upper-level laundry provide comfort and convenience. Seton is known as "The Heart of the South," offering unparalleled lifestyle and amenities. With top-tier shopping, dining, the South Health Campus, and the world's largest YMCA just steps from your door, everything you need is within reach. The community is also home to an established high school, with additional schools planned -



making it a future-ready neighborhood designed for modern living. Donâ€™t miss one of the last chances to own a stunning townhome in one of Calgaryâ€™s most dynamic communities!

Built in 2025

**Essential Information**

MLS® #	A2209386
Price	\$434,900
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	602 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	Central Air Conditioner, Dishwasher, Electric Range, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Basement	None

## Exterior

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

## Additional Information

Date Listed	April 8th, 2025
Days on Market	8
Zoning	DC
HOA Fees	375
HOA Fees Freq.	ANN

## Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.