

# \$610,000 - 804 Seton Circle Se, Calgary

MLS® #A2253189

**\$610,000**

4 Bedroom, 4.00 Bathroom, 1,556 sqft

Single Family on 0.07 Acres

Seton, Calgary, Alberta

Welcome to this stylish and spacious 2-storey half duplex located in the highly sought-after community of Seton. With its thoughtful layout, developed basement, and modern conveniences, this home is perfect for families, professionals, or investors looking for a move-in ready property.

**Property Highlights:**

- 4 Bedrooms & 3.5 Bathrooms**
- Upper Level:** 3 comfortable bedrooms including a primary retreat with walk-in closet and private 4-piece ensuite bathroom. A second 4-piece bathroom conveniently serves the additional bedrooms.
- Main Floor:** Bright, open-concept living area with a convenient half bath for guests.
- Basement:** Fully developed with an additional bedroom and full 4-piece bathroom – perfect for guests, teens, or extended family.

**Functional & Stylish Living Spaces**

Open-concept main floor with a modern kitchen, plenty of cabinetry, and a central island. Spacious living and dining areas designed for comfort and entertaining. Large windows fill the home with natural light. Modern Upgrades

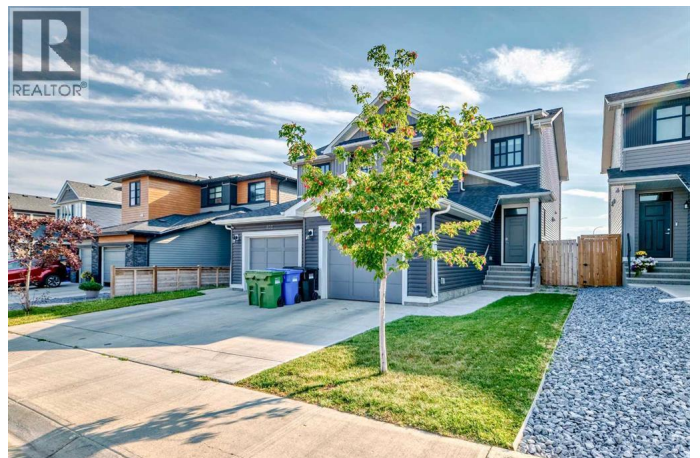
Water softener system already installed for added convenience and home efficiency. Contemporary finishes throughout for a fresh, modern feel.

**Garage & Outdoor Living**

Single attached garage provides secure parking and storage. Backyard space ideal for family gatherings, kids, or pets.

**Location Benefits:**

Situated in Seton, one of Calgary's most vibrant and fast-growing communities. Walking distance to Seton Shopping District, restaurants, cafes, and



entertainment. Close to the South Health Campus and top-rated schools. Easy access to Deerfoot Trail and Stoney Trail for smooth commuting. Family-friendly neighborhood with nearby parks, playgrounds, and walking paths.?? Address: 804 Seton Circle SE, Calgary, AB?? Bedrooms: 4 (3 upstairs + 1 basement)?? Bathrooms: 3.5 (including 2 full upstairs, 1 basement, 1 main floor half bath)?? Parking: Single attached garage?? Features: Water softener system, fully developed basement (id:6289)

Built in 2020

### Essential Information

Listing #	A2253189
Price	\$610,000
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	1,556
Acres	0.07
Year Built	2020
Type	Single Family
Sub-Type	Freehold

### Community Information

Address	804 Seton Circle Se
Subdivision	Seton
City	Calgary
Province	Alberta
Postal Code	T3M3C4

### Amenities

Amenities	Park, Playground, Recreation Nearby, Schools, Shopping
Features	Other, No Animal Home, No Smoking Home
Parking Spaces	2
Parking	Attached Garage
# of Garages	1

Has Pool	Yes
Pool	Indoor pool

### Interior

Appliances	Refrigerator, Dishwasher, Stove, Dryer, Microwave, Hood Fan, Garage door opener
Heating	Natural gas Central heating, Forced air
Cooling	None
# of Stories	2
Has Basement	Yes

### Exterior

Exterior	Vinyl siding
Exterior Features	Lawn
Construction	Wood frame
Foundation	Poured Concrete

### Listing Details

Listing Office	MaxWell Capital Realty
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Listing information last updated on October 15th, 2025 at 12:01pm PDT