

\$565,000 - 305 Seton Circle Se, Calgary

MLS® #A2256443

\$565,000

3 Bedroom, 3.00 Bathroom, 1,398 sqft

Single Family on 0.07 Acres

Seton, Calgary, Alberta

****** This stylish semi-detached corner-lot home is the perfect step into homeownership, designed for modern living with all the upgrades youâ€™ve been looking for. From the welcoming front porch with its intricate screened door to the low-maintenance landscaped backyard, this property gives you space to enjoy life on your terms. With extra street parking right out front and a parking pad ready for a future garage, convenience is built right in. ******Inside, the open-concept main floor feels bright and spacious with 9-ft ceilings and durable Laminate flooring. The kitchen is made for both function and styleâ€™quartz countertops, upgraded maple cabinets, stainless steel appliances including an induction stove, and a central island thatâ€™s perfect for casual meals, meal-prep, or gathering friends. Sliding glass doors lead to your sunny southwest backyard patio, ideal for barbecues, weekend hangs, or just relaxing with a book under the sun. ******Upstairs, the primary suite is your own private retreat, complete with a walk-in closet and spa-like ensuite with a soaker tub and extra-long vanity with tons of counter space. Two additional bedrooms and a second full bath give you flexibility for a guest room, home office, or creative space. ******The partially finished basementâ€™with separate side entrance and laundryâ€™offers plenty of potential for a future media room, gym, or workspace. Central air and ceiling fans keep you cool and comfortable year-round. ******Seton is



Calgary’s vibrant “downtown of the south,” a master-planned community that combines modern living with unbeatable convenience. Featuring the South Health Campus, a world-class YMCA and Rec Centre, VIP Cineplex, schools, parks, and an exciting mix of shopping, dining, and entertainment, Seton has quickly become a destination for families and professionals alike. With pathways, green spaces, and future LRT access, this up-and-coming neighbourhood offers the perfect balance of lifestyle, work, and play—all right at your doorstep. ** Love where you Live. Call your favourite Realtor today!** (id:6289)

Built in 2018

Essential Information

Listing #	A2256443
Price	\$565,000
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	1,398
Acres	0.07
Year Built	2018
Type	Single Family
Sub-Type	Freehold

Community Information

Address	305 Seton Circle Se
Subdivision	Seton
City	Calgary
Province	Alberta
Postal Code	T3M2V8

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	Back lane, No Smoking Home, Gas BBQ Hookup, Parking

Parking Spaces	2
Parking	Other, Parking Pad

Interior

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer, Microwave Range Hood Combo, Window Coverings
Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Vinyl siding, Wood siding
Exterior Features	Landscaped
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	eXp Realty
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