

\$659,900 - 23 Seton Rise Se, Calgary

MLS® #A2262431

\$659,900

4 Bedroom, 3.00 Bathroom, 1,758 sqft

Single Family on 0.07 Acres

Seton, Calgary, Alberta

\$40,000 SOLAR PANEL SYSTEM | 4 BEDROOMS UPSTAIRS | NEAR SOUTH HEALTH CAMPUS HOSPITAL | STEPS TO PARKS & AMENITIES Enjoy the best of modern, energy-efficient, and family-friendly living in this beautifully maintained 4-bedroom, 2.5-bath home in the heart of Seton. Perfectly located steps from playgrounds, the Seton pump track, basketball court, dog park, and the popular toboggan hill – ideal for active families year-round. The open-concept main floor offers a bright, welcoming layout perfect for gatherings. The chef-inspired kitchen features quartz countertops, full-height cabinetry, stainless-steel appliances, a walk-in pantry, and an oversized island that anchors the space. The dining and living areas open to a professionally landscaped backyard with a large deck and manicured greenspace – perfect for relaxing or entertaining. Upstairs, you'll find four spacious bedrooms, including a primary suite with a 5-piece ensuite featuring dual vanities, a soaker tub, and a walk-in closet. A convenient laundry room and a shared double-sink bathroom complete the upper level. Additional highlights include central air conditioning, an epoxy-finished double garage with an 8-ft door, and a \$40,000 solar panel system installed 2 years ago, offering exceptional energy efficiency and long-term savings. The unfinished basement provides huge potential for future customization. Located close to South Health Campus Hospital, Seton YMCA, top-rated



schools, shopping centres, cinemas, and diverse restaurants, this home delivers comfort, convenience, and modern style in one of Calgary’s most vibrant communities. Smart, stylish, and move-in ready – this is modern Seton living at its finest.

(id:6289)

Built in 2018

Essential Information

Listing #	A2262431
Price	\$659,900
Bedrooms	4
Bathrooms	3.00
Half Baths	1
Square Footage	1,758
Acres	0.07
Year Built	2018
Type	Single Family
Sub-Type	Freehold

Community Information

Address	23 Seton Rise Se
Subdivision	Seton
City	Calgary
Province	Alberta
Postal Code	T3M2V3

Amenities

Amenities	Park, Playground, Schools, Shopping, Other
Features	See remarks, Other, Gas BBQ Hookup, Parking
Parking Spaces	4
Parking	Attached Garage
# of Garages	2

Interior

Appliances	Refrigerator, Dishwasher, Stove, Microwave Range Hood Combo
Heating	Natural gas Forced air

Cooling	Central air conditioning
# of Stories	2

Exterior

Exterior Features	Lawn
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	eXp Realty
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