

# \$654,900 - 96 Seton Villas Se, Calgary

MLS® #A2186610

**\$654,900**

3 Bedroom, 3.00 Bathroom, 1,804 sqft

Residential on 0.07 Acres

Seton, Calgary, Alberta

Discover Your New Home in Seton â€“  
Calgaryâ€™s Vibrant Southeast Community!

Welcome to this stunning 3BED, 2.5 BATH detached home, perfectly situated in the thriving community of Seton. This modern residence offers an exceptional blend of comfort, style, and convenience, ideal for families, professionals, or anyone looking to embrace a dynamic lifestyle.

Key Features Include:

Spacious living areas with thoughtfully designed space, this home provides ample room for relaxation, entertaining, and day-to-day living. Clean kitchen, a dream featuring quartz countertops and stainless steel appliances, perfect for preparing meals and hosting gatherings. The primary bedroom is generously sized - includes a walk-in closet as well as an ensuite - ensuring a private and luxurious space to unwind. There are also two additional bedrooms to provide versatility for growing families. Of course, there is also a separate entrance! An opportunity for an investing family. Seton is a master-planned community offering unparalleled amenities. Residents enjoy access to the Seton Urban District, featuring shops, restaurants, and entertainment options. Proximity to the South Health Campus, schools, parks, and pathways makes Seton an excellent choice for families and professionals alike. Easy access to major



roadways ensures seamless connectivity to the rest of the city. Contact us today to schedule a viewing!

Built in 2021

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2186610    |
| Price          | \$654,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,804       |
| Acres          | 0.07        |
| Year Built     | 2021        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 96 Seton Villas Se |
| Subdivision | Seton              |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T3M 3K2            |

**Amenities**

|                |             |
|----------------|-------------|
| Parking Spaces | 2           |
| Parking        | Parking Pad |

**Interior**

|                   |                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Walk-In Closet(s)                   |
| Appliances        | Dishwasher, Garage Control(s), Gas Cooktop, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                                                                   |

|              |                                  |
|--------------|----------------------------------|
| Cooling      | Central Air                      |
| Has Basement | Yes                              |
| Basement     | Exterior Entry, Full, Unfinished |

## Exterior

|                   |                                                                         |
|-------------------|-------------------------------------------------------------------------|
| Exterior Features | Awning(s), Lighting, Private Entrance                                   |
| Lot Description   | Back Lane, Back Yard, City Lot, Few Trees, Lawn, Level, Rectangular Lot |
| Roof              | Asphalt Shingle                                                         |
| Construction      | Concrete, Vinyl Siding                                                  |
| Foundation        | Poured Concrete                                                         |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | January 9th, 2025 |
| Days on Market | 111               |
| Zoning         | R-G               |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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