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

MLS® #A2253189

# \$610,000

4 Bedroom, 4.00 Bathroom, 1,556 sqft Residential 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.

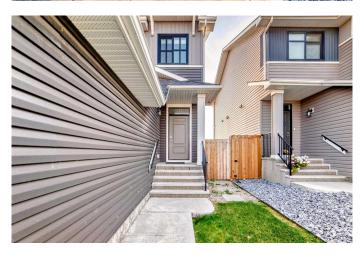
Functional & Stylish Living Spaces

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

## **Essential Information**

MLS® # A2253189 Price \$610.000

Bedrooms 4

Bathrooms 4.00

Full Baths 3 Half Baths 1

Square Footage 1,556 Acres 0.07 Year Built 2020

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Active

# **Community Information**

Address 804 Seton Circle Se

Subdivision Seton
City Calgary
County Calgary
Province Alberta
Postal Code T3M3C4

#### **Amenities**

Parking Spaces 2

Parking Single Garage Attached

# of Garages 1

Has Pool Yes

### Interior

Interior Features High Ceilings, Kitchen Island, No Animal Home, No Smoking Home,

Open Floorplan, Pantry, Quartz Counters

Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave,

Range Hood, Refrigerator

Heating Central, Forced Air, Natural Gas

Cooling None
Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Dog Run, Private Yard Lot Description Lawn, Rectangular Lot

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed September 2nd, 2025

Days on Market 46

Zoning R-G

# **Listing Details**

Listing Office MaxWell Capital Realty

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