

# \$539,998 - 65 Seton Terrace, Calgary

MLS® #A2263337

**\$539,998**

3 Bedroom, 3.00 Bathroom, 1,435 sqft

Residential on 0.06 Acres

Seton, Calgary, Alberta

Welcome to your new home in the vibrant community of Seton! Perfectly located within walking distance to top-tier amenities including the South Health Campus, public transit, and just minutes from the world's largest YMCA. This beautifully designed home offers 3 spacious bedrooms, 2.5 bathrooms, and a charming front porch with a farmhouse-style exterior. The low-maintenance backyard and unfinished basement provide plenty of room to grow and personalize.

Step inside to discover soaring 9'™ ceilings and a thoughtfully designed layout wrapped in neutral tones and calming finishes. Notable upgrades include Hunter Douglas blinds and a host of high-end finishes throughout. The front living room flows seamlessly into the central kitchen and back dining area, creating an ideal space for both daily living and entertaining.

The chef-inspired kitchen features an oversized quartz island with seating, extended-height cabinetry with soft-close hardware, a sleek stainless steel appliance package including a smooth-top range, a full-height built-in pantry wall, and a stylish textured backsplash. Natural light fills the space, and a garden door leads to your private, fully fenced backyard.

Upstairs, you'll find three generous bedrooms – perfect for family, guests, or a home office. The primary suite is a true retreat,



complete with dual sinks, a deep soaker tub, fully tiled shower, walk-in closet, and additional storage. A full 4-piece bathroom with tiled accents and linen storage, plus a convenient upper-level laundry room, complete the floor.

Step outside to your backyard oasis featuring an extended deck with glass railing, professionally landscaped and fenced for privacy. The basement, with 9'™ ceilings and a 3-piece bathroom rough-in, is ready for your personal touch – whether that's a home gym, media room, extra bedroom, or storage.

Don't miss your opportunity to live in one of Calgary's most dynamic and amenity-rich communities. This is more than a house – it's a place to call home.

Built in 2019

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2263337               |
| Price          | \$539,998              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,435                  |
| Acres          | 0.06                   |
| Year Built     | 2019                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

**Community Information**

|             |                  |
|-------------|------------------|
| Address     | 65 Seton Terrace |
| Subdivision | Seton            |

|             |         |
|-------------|---------|
| City        | Calgary |
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T3M 2W1 |

### Amenities

|                |                           |
|----------------|---------------------------|
| Parking Spaces | 2                         |
| Parking        | Alley Access, Parking Pad |

### Interior

|                   |                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------|
| Interior Features | No Smoking Home                                                                                         |
| Appliances        | Dishwasher, Electric Stove, Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                 |
| Cooling           | None                                                                                                    |
| Has Basement      | Yes                                                                                                     |
| Basement          | Full, Unfinished                                                                                        |

### Exterior

|                   |                                            |
|-------------------|--------------------------------------------|
| Exterior Features | Private Yard                               |
| Lot Description   | Back Lane                                  |
| Roof              | Asphalt Shingle                            |
| Construction      | Vinyl Siding, Wood Frame, Composite Siding |
| Foundation        | Poured Concrete                            |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 9th, 2025 |
| Days on Market | 11                |
| Zoning         | R-Gm              |

### Listing Details

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

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