

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

MLS® #A2186610

**\$654,900**

3 Bedroom, 3.00 Bathroom, 1,804 sqft  
Residential on 0.07 Acres

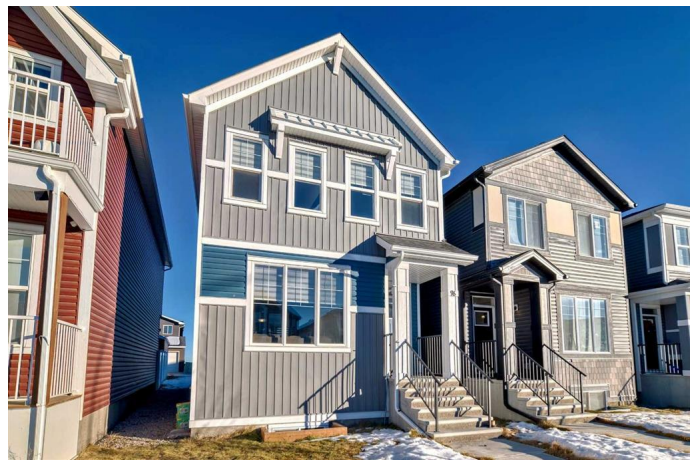
Seton, Calgary, Alberta

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	103
Zoning	R-G

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.