

# \$699,900 - 53 Seton Manor Se, Calgary

MLS® #A2261862

**\$699,900**

4 Bedroom, 5.00 Bathroom, 2,053 sqft

Residential on 0.06 Acres

Seton, Calgary, Alberta

Not your average cookie-cutter home! This 2 story w/ 3RD LEVEL LOFT is a FORMER Trico SHOWHOME, full of color, character, and style AND over 2800sqft of developed space. From the moment you walk in, the abundance of windows and 9â€™™ ceilings create a bright, open feel. The main floor features plank flooring, a stunning island kitchen with quartz counters, stainless appliances, and a walk-in pantry. Upstairs youâ€™™ll find 3 bedrooms, including a large primary with full ensuite, plus an awesome loft-style bonus area that can be used as a family room or even a second master suite with direct access to a full bathroom.

The finished basement adds even more living space with soaring ceilings, a huge bedroom, and a full bathroomâ€™™perfect for guests or extended family.

Other highlights: central A/C, underground sprinklers, upstairs laundry, designer lighting, and R-G zoning that allows for a garage suite (with city permits).

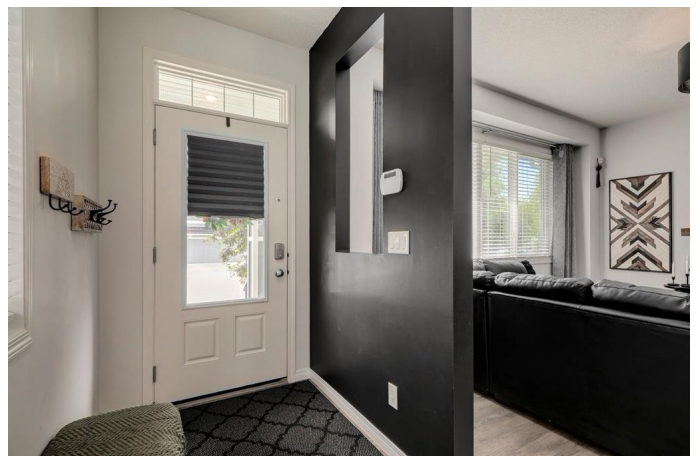
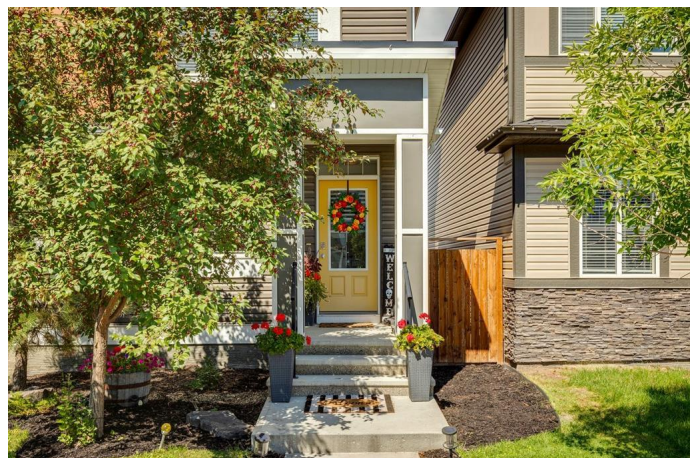
Located on a quiet street near shopping, the South Health Campus, and great amenities, this home stands out with its thoughtful design and vibrant personality.

Built in 2017

## Essential Information

MLS® #

A2261862



|                |             |
|----------------|-------------|
| Price          | \$699,900   |
| Bedrooms       | 4           |
| Bathrooms      | 5.00        |
| Full Baths     | 4           |
| Half Baths     | 1           |
| Square Footage | 2,053       |
| Acres          | 0.06        |
| Year Built     | 2017        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 53 Seton Manor Se |
| Subdivision | Seton             |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2C 2C9           |

### Amenities

|                |                         |
|----------------|-------------------------|
| Amenities      | Playground              |
| Parking Spaces | 2                       |
| Parking        | Off Street, Parking Pad |

### Interior

|                   |                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Chandelier, Stone Counters |
| Appliances        | Dishwasher, Dryer, Electric Oven, Microwave Hood Fan, Refrigerator, Washer, Window Coverings                               |
| Heating           | Forced Air                                                                                                                 |
| Cooling           | Central Air                                                                                                                |
| Has Basement      | Yes                                                                                                                        |
| Basement          | Finished, Full                                                                                                             |

### Exterior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Exterior Features | BBQ gas line                                                |
| Lot Description   | Back Lane, Back Yard, Front Yard, Low Maintenance Landscape |

|              |                          |
|--------------|--------------------------|
| Roof         | Asphalt Shingle          |
| Construction | Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete          |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 2nd, 2025 |
| Days on Market | 10                |
| Zoning         | R-G               |
| HOA Fees       | 375               |
| HOA Fees Freq. | ANN               |

**Listing Details**

|                |                           |
|----------------|---------------------------|
| Listing Office | RE/MAX Landan Real Estate |
|----------------|---------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.