# \$565,000 - 305 Seton Circle Se, Calgary

MLS® #A2256443

## \$565,000

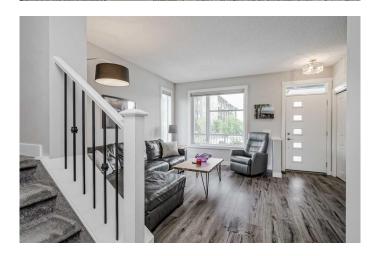
3 Bedroom, 3.00 Bathroom, 1,398 sqft Residential on 0.07 Acres

Seton, Calgary, Alberta

\*\*OPEN HOUSE SUNDAY SEPT 28th 12-2PM\*\* This stylish semi-detached corner-lot home is the perfect step into homeownership, designed for modern living with all the upgrades you've been looking for. From the welcoming front porch with its intricate screened door to the low-maintenance landscaped backyard, this property gives you space to enjoy life on your terms. With extra street parking right out front and a parking pad ready for a future garage, convenience is built right in. \*\*Inside, the open-concept main floor feels bright and spacious with 9-ft ceilings and durable Laminate flooring. The kitchen is made for both function and styleâ€"quartz countertops, upgraded maple cabinets, stainless steel appliances including an induction stove, and a central island that's perfect for casual meals, meal-prep, or gathering friends. Sliding glass doors lead to your sunny southwest backyard patio, ideal for barbecues, weekend hangs, or just relaxing with a book under the sun. \*\*Upstairs, the primary suite is your own private retreat, complete with a walk-in closet and spa-like ensuite with a soaker tub and extra-long vanity with tons of counter space. Two additional bedrooms and a second full bath give you flexibility for a quest room, home office, or creative space. \*\*The partially finished basementâ€"with separate side entrance and laundryâ€"offers plenty of potential for a future media room, gym, or workspace. Central air and ceiling fans keep you cool and







comfortable year-round. \*\*Seton is Calgary's vibrant "downtown of the south,― a master-planned community that combines modern living with unbeatable convenience. Featuring the South Health Campus, a world-class YMCA and Rec Centre, VIP Cineplex, schools, parks, and an exciting mix of shopping, dining, and entertainment, Seton has quickly become a destination for families and professionals alike. With pathways, green spaces, and future LRT access, this up-and-coming neighbourhood offers the perfect balance of lifestyle, work, and playâ€"all right at your doorstep. \*\*Love where you Live. Call your favourite Realtor today!\*\*

#### Built in 2018

# **Essential Information**

MLS® # A2256443 Price \$565,000

Bedrooms 3

Bathrooms 3.00

Full Baths 2
Half Baths 1

Square Footage 1,398
Acres 0.07
Year Built 2018

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Active

## **Community Information**

Address 305 Seton Circle Se

Subdivision Seton
City Calgary
County Calgary
Province Alberta

Postal Code T3M 2V8

## **Amenities**

Amenities Playground, Park

Parking Spaces 2

Parking Off Street, Parking Pad, Alley Access, Plug-In, Side By Side

Interior

Interior Features Ceiling Fan(s), High Ceilings, Kitchen Island, No Smoking Home, Open

Floorplan, Pantry, Quartz Counters, Separate Entrance, Soaking Tub,

Storage, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator,

Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling Central Air

Has Basement Yes

Basement Full, Partially Finished

## **Exterior**

Exterior Features BBQ gas line, Private Yard

Lot Description Back Lane, Back Yard, Corner Lot, Landscaped, Low Maintenance

Landscape, Private, Rectangular Lot

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame, Wood Siding

Foundation Poured Concrete

#### **Additional Information**

Date Listed September 18th, 2025

Days on Market 9

Zoning R-Gm

HOA Fees 375

HOA Fees Freq. ANN

## **Listing Details**

Listing Office eXp Realty

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