

# \$549,000 - 111 Seton Row Se, Calgary

MLS® #A2211221

**\$549,000**

3 Bedroom, 3.00 Bathroom, 1,464 sqft

Residential on 0.03 Acres

Seton, Calgary, Alberta

NO CONDO FEES! Discover this BRIGHT AND BEAUTIFUL MODERN 3-bedroom, 2.5-bathroom 4-plex with an OVERSIZED ATTACHED SINGLE GARAGE, located in the vibrant community of Seton.

As you enter the main foyer, you'll immediately appreciate the meticulous upkeep of this home. The main level features an inviting OPEN FLOOR PLAN with 9 ft ceilings and durable LVP FLOORING throughout. The kitchen is a chef's dream, boasting a LARGE ISLAND with QUARTZ COUNTERTOPS, STAINLESS STEEL APPLIANCES, and ample cupboard space. A convenient half bath and a closet-pantry complete this level.

Upstairs, you'll find a SPACIOUS PRIMARY BEDROOM with a walk-in closet and a 3-PIECE ENSUITE BATHROOM. Two additional good-sized bedrooms provide plenty of room for family or guests, along with a 4-piece main bathroom and convenient laundry.

This SOUTH-FACING unit offers a generous balcony off the main level, perfect for BBQs, relaxation, or entertaining.

Ideally situated just a short drive from South Health Campus, YMCA, JCS High School, Superstore, and a variety of shopping, dining, and business amenities. With easy access to Deerfoot and close proximity to Stoney Trail, your commute will be a breeze.

DON'T MISS THE CHANCE TO MAKE THIS EXCEPTIONAL HOME YOURS! Book your showing today!



Built in 2022

## Essential Information

MLS® #	A2211221
Price	\$549,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,464
Acres	0.03
Year Built	2022
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

## Community Information

Address	111 Seton Row Se
Subdivision	Seton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M3L6

## Amenities

Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

## Interior

Interior Features	High Ceilings, Kitchen Island, Quartz Counters, Vinyl Windows
Appliances	Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air
Cooling	Sep. HVAC Units
Basement	None

## Exterior

Exterior Features	Balcony
Lot Description	Corner Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 12th, 2025
Days on Market	31
Zoning	R-G

### **Listing Details**

Listing Office	CIR Realty
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