

# \$622,900 - 305 Seton Circle Se, Calgary

MLS® #A2213019

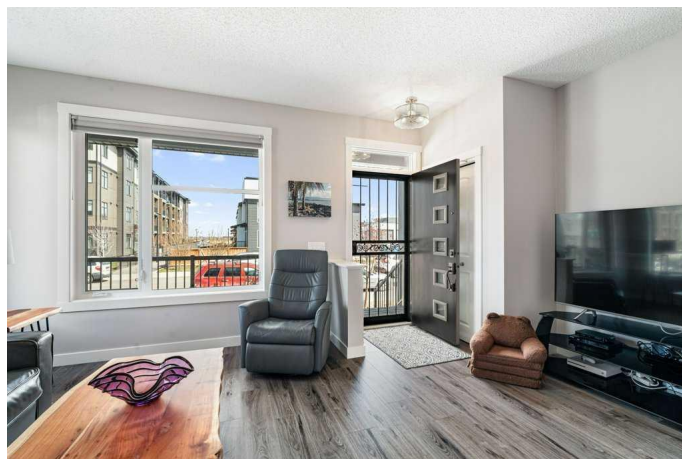
**\$622,900**

3 Bedroom, 3.00 Bathroom, 1,414 sqft

Residential on 0.07 Acres

Seton, Calgary, Alberta

Welcome Home! This stylish and modern semi-detached home is perfectly positioned on a sunny corner lot in the heart of Seton. Thoughtfully upgraded and immaculately maintained, this home offers fantastic curb appeal with its charming covered front porch, low-maintenance landscaping and inviting faÃ§ade. Step inside to discover an airy and inviting open-concept layout designed with both everyday living and entertaining in mind. Youâ€™re immediately welcomed by 9â€™ ceilings, abundant natural light from extra windows, upgraded metal spindle railing and beautifully selected finishes throughout. At the heart of the home, the contemporary kitchen showcases rich shaker-style cabinetry, elegant quartz countertops, a subway tile backsplash, and an oversized central island perfect for casual dining or entertaining guests. The kitchen is a true standout, complete with upgraded stainless-steel appliances, including an induction stove, and corner pantry. The adjacent dining area opens directly to the patio through large sliding glass doors, creating a seamless indoor-outdoor connectionâ€”ideal for morning coffee in the sun or alfresco dinners on warm evenings. You will also find upgraded security storm doors with reinforced steel for peace of mind. Upstairs, youâ€™ll find three spacious bedrooms, including a well-appointed primary suite designed for relaxation, complete with an oversized walk-in closet, a relaxing 4-pc ensuite with soaker tub and extra-long counter for plenty of prep



space. There is also a 4-piece bath. A separate side entrance provides excellent potential for future development of a secondary suite (subject to approval and permitting by the city/municipality), making this an attractive option for multi-generational families or savvy investors looking to add rental income down the line. Enjoy the benefit of a sunny west-facing backyardâ€”fully fenced with side gate accessâ€”perfect for evening BBQs, gardening, or simply relaxing in the sunshine. The corner lot allows for additional street parking alongside the double rear parking pad with alley access and a dedicated electrical outlet, making a future garage build easy and convenient. Just steps from schools, playgrounds, walking paths, shopping, and restaurants. Seton combines the best of both worlds - convenience, and proximity to nature - Book your private showing to see more.

Built in 2018

### **Essential Information**

MLS® #	A2213019
Price	\$622,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,414
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	Other
Parking Spaces	2
Parking	Alley Access, Parking Pad, Unpaved

### Interior

Interior Features	Ceiling Fan(s), High Ceilings, Kitchen Island, Pantry, Quartz Counters, 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, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Wood Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	April 23rd, 2025
Days on Market	11
Zoning	R-Gm
HOA Fees	375
HOA Fees Freq.	ANN

### Listing Details

Listing Office	RE/MAX iRealty Innovations
----------------	----------------------------

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.