

\$615,000 - 305 Seton Circle Se, Calgary

MLS® #A2213019

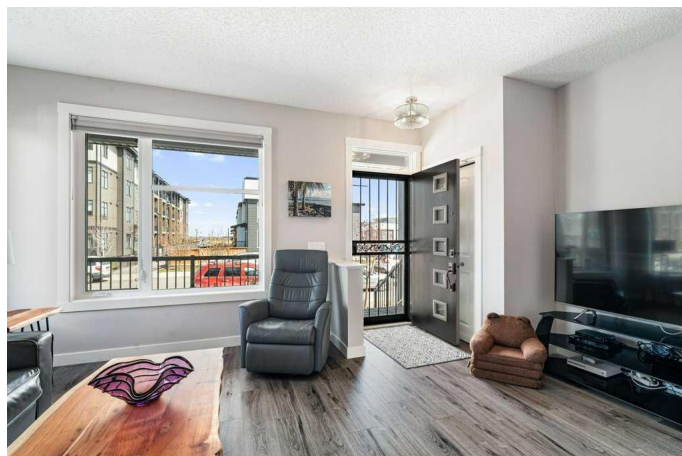
\$615,000

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 | \$615,000 |
| 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 | 22 |
| Zoning | R-Gm |
| HOA Fees | 375 |
| HOA Fees Freq. | ANN |

Listing Details

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

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