

# \$764,900 - 14 Seton Parade Se, Calgary

MLS® #A2228087

**\$764,900**

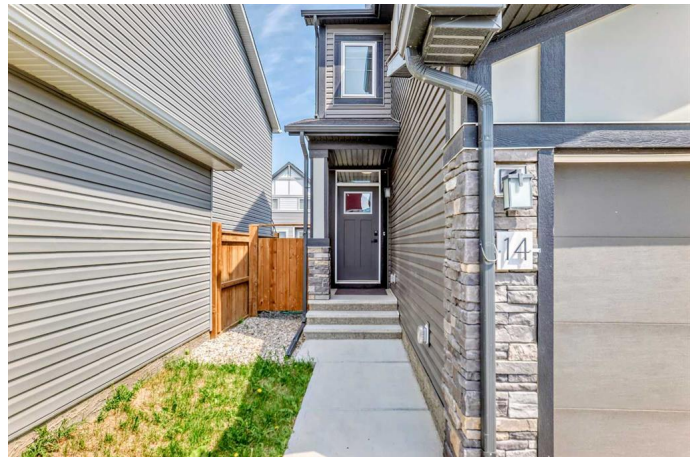
4 Bedroom, 4.00 Bathroom, 1,972 sqft

Residential on 0.09 Acres

Seton, Calgary, Alberta

|4-BED ROOMS | 3.5 BATH ROOMS |  
TRADITIONAL LOT | HUGE DECK | |  
HIGH CEILINGS | NEAT AND CLEAN  
HOUSE | SEPARATE LAUNDRY |  
BASEMENT HUGE STORAGE | FENCED &  
LANDSCAPED PROPERTY |  
ATTACHED FRONT GARAGE | 1 BEDROOM  
BUILDER DEVELOPED LEGAL  
FINISHED BASEMENT WITH 1 BATH & TWO  
FURNACES | LOWEST PRICE |

Welcome to a beautifully designed home that blends space, style, and versatility—nestled in the thriving and highly desirable community of Seton. This well-maintained property features a spacious front-attached garage and an intelligently planned layout offering three large bedrooms, a warm and inviting main living area, and the added bonus of laundry conveniently located on both the upper level and in the fully developed basement. Downstairs, you™ll find a legal one-bedroom suite—ideal for multigenerational families or as a mortgage helper. This standout feature—a fully finished legal one-bedroom basement suite developed by BUILDER with its own entrance—perfect for extended family, guests, or generating rental income. The main kitchen is a standout, equipped with sleek built-in appliances that make everyday cooking a pleasure. A bright bonus room, complete with built-in speakers,



creates the perfect atmosphere for entertaining or relaxing at home. Enjoy the added comfort and convenience of Colligan water softener, efficient Lennox Central Air Conditioner, stylish under-cabinet lighting and the bonus of extra parking right out front. The oversized garage has been modified to provide excellent storage capacity where you can park your two vehicles during hail storms and hot summer season as well. Moreover, the Front Garage boasts high-end Epoxy coating for a polished modern finish with superior durability. While the backyard is fully landscaped and ready to enjoyâ€”ideal for summer barbecues or quiet evenings outdoors especially enjoy morning coffee on the charming and well-maintained Deck WITH LAND SCAPED AREA. With two separate furnaces allowing for efficient, personalized climate control throughout the home & youâ€™ll enjoy efficient, zoned heating year-round. Even betterâ€”this home sits on a CONVENTIONAL LOT, giving you more breathing room and privacy! Seton is known for its unbeatable location and access to top-tier amenities. From the largest YMCA in North America to Cineplex, major grocery stores, South Campus hospital, banks, restaurants, hotels, schools, parks, and playgroundsâ€”everything you need is just minutes away. Easy access to both Deerfoot Trail and Stoney Trail makes commuting a breeze. This is more than just a houseâ€”itâ€™s a complete lifestyle in one of Calgaryâ€™s most connected and family-friendly neighborhoods. Whether youâ€™re a growing family or an investor looking for a turnkey opportunity with built-in rental potential, this home delivers lifestyle, location, and long-term valueâ€”all in one impressive package. SEE VIRTUAL TOUR & CALL YOUR FAVOURITE REALTOR TO BOOK THE SHOWING!!!

Built in 2021

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2228087    |
| Price          | \$764,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,972       |
| Acres          | 0.09        |
| Year Built     | 2021        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                    |
|-------------|--------------------|
| Address     | 14 Seton Parade Se |
| Subdivision | Seton              |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T3M3B6             |

## Amenities

|                |                              |
|----------------|------------------------------|
| Amenities      | Parking, Playground, Storage |
| Parking Spaces | 4                            |
| Parking        | Double Garage Attached       |
| # of Garages   | 2                            |

## Interior

|                   |                                                                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Chandelier, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage |
| Appliances        | Built-In Electric Range, Built-In Gas Range, Built-In Oven, Dishwasher, Microwave, Range Hood, Refrigerator, Washer/Dryer                                                             |
| Heating           | Forced Air, Natural Gas                                                                                                                                                               |
| Cooling           | Central Air                                                                                                                                                                           |

|              |                                                 |
|--------------|-------------------------------------------------|
| Has Basement | Yes                                             |
| Basement     | Exterior Entry, Finished, Full, Suite, Walk-Out |

## Exterior

|                   |                            |
|-------------------|----------------------------|
| Exterior Features | Playground                 |
| Lot Description   | Back Lane, Street Lighting |
| Roof              | Asphalt Shingle            |
| Construction      | Vinyl Siding               |
| Foundation        | Poured Concrete            |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 11th, 2025 |
| Days on Market | 6               |
| Zoning         | R-G             |
| HOA Fees       | 375             |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |                 |
|----------------|-----------------|
| Listing Office | URBAN-REALTY.ca |
|----------------|-----------------|

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