

# \$785,000 - 50 Seton Road Se, Calgary

MLS® #A2242222

## \$785,000

3 Bedroom, 3.00 Bathroom, 2,272 sqft  
Residential on 0.08 Acres

Seton, Calgary, Alberta

Welcome to 50 Seton Road SE, a beautifully designed 2-storey detached home offering over 2,200 sq ft of above-grade living space with TRIPLE PANE WINDOWS AND SOLAR PANELS in one of Calgary's most vibrant and amenity-rich communities. This 3-bedroom, 2.5-bathroom home delivers a perfect balance of functionality, comfort, and contemporary style.

The main floor features an expansive open-concept layout that flows seamlessly from the front office or flex room into the bright living and dining areas. A stunning central kitchen is the heart of the home, complete with granite countertops, a large island, gas range, built-in microwave, and ample cabinetry. Recessed lighting and wide-plank vinyl flooring enhance the space, while oversized windows and glass sliding doors bring in abundant natural light and open to the fully fenced backyard.

Upstairs, the bonus room offers additional flexible space for a media room or play area. The primary suite is a true retreat, featuring a spacious layout, a 5-piece ensuite with double vanity, soaking tub, separate shower, and access to a massive walk-in closet. Two additional bedrooms, a full 4-piece bathroom, and a conveniently located laundry room complete the upper level.

The unfinished basement provides incredible potential for future development—whether for extended family or additional personal space. The home also includes central air



conditioning, an electric fireplace, and solar panels, combining everyday comfort with energy efficiency.

Enjoy the convenience of a double attached garage, driveway parking for two more vehicles, and a beautifully landscaped front yard across from the Community Centre with TENNIS COURTS and a multitude of activities for you and your family to enjoy!

Seton is one of Calgary's premier south communities, home to the South Health Campus, YMCA, Cineplex, restaurants, shops, and a future Green Line LRT station. Families will appreciate access to parks, playgrounds, walking paths, and nearby schools.

Don't miss your chance to own this property! Book your showing today!

Built in 2021

### Essential Information

MLS® #	A2242222
Price	\$785,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,272
Acres	0.08
Year Built	2021
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	50 Seton Road Se
Subdivision	Seton
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T3M 3E8

### Amenities

Amenities	Clubhouse
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Double Vanity, Granite Counters, Kitchen Island, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Gas Range, Microwave, Range Hood, Refrigerator, Tankless Water Heater, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	None
Lot Description	Back Yard, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	July 24th, 2025
Days on Market	3
Zoning	R-G
HOA Fees	375
HOA Fees Freq.	ANN

### Listing Details

Listing Office	eXp Realty
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