

# \$625,000 - 96 Seton Villas Se, Calgary

MLS® #A2247385

**\$625,000**

3 Bedroom, 3.00 Bathroom, 1,802 sqft  
Residential on 0.07 Acres

Seton, Calgary, Alberta

Discover the perfect blend of modern style and urban convenience in this stunning 3-bedroom, 2.5-bathroom detached home, nestled in the heart of Seton—Calgary's most dynamic southeast community. This home is more than just a place to live; it's an opportunity to embrace a vibrant, connected lifestyle. Step inside to an open and spacious floor plan designed for seamless living and entertaining. The sleek, clean kitchen is a true showstopper, featuring elegant quartz countertops and the full package of stainless steel appliances. It's the perfect hub for everything from casual morning coffee to hosting unforgettable dinner parties. Upstairs, the home offers a serene escape. The generously sized primary bedroom is a private retreat, complete with a large walk-in closet and a luxurious ensuite bathroom. Two additional spacious bedrooms offer plenty of room for family, guests, or a home office. This property is also an excellent opportunity for savvy investors, thanks to its separate entrance, which provides great possibilities. The Seton community itself is a major draw. A master-planned hub, it puts you at the center of it all with immediate access to the Seton Urban District, South Health Campus, top-rated schools, and a network of parks and pathways. With major roadways just minutes away, you'll find seamless connectivity to the entire city. This home is a rare find, offering the best of both comfort and a compelling investment opportunity.



Built in 2021

## Essential Information

MLS® #	A2247385
Price	\$625,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,802
Acres	0.07
Year Built	2021
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	96 Seton Villas Se
Subdivision	Seton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3K2

## Amenities

Amenities	None
Parking Spaces	2
Parking	Off Street, Parking Pad

## Interior

Interior Features	No Smoking Home, Quartz Counters
Appliances	Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	August 14th, 2025
Days on Market	1
Zoning	R-G
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	eXp Realty
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