

\$737,000 - 50 Seton Road Se, Calgary

MLS® #A2259197

\$737,000

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 two-storey detached home that offers over 2,200 square feet of above-grade living space. FEATURING TRIPLE-PANE WINDOWS AND SOLAR PANELS, this property is located in one of Calgary's most vibrant and amenity-rich communities. With three bedrooms and two-and-a-half bathrooms, the home combines modern style with everyday comfort and functionality.

The main floor is designed with an expansive open-concept layout that begins with a front office or flex room and transitions seamlessly into the bright living and dining areas. At the center of the home, the chef-inspired kitchen is finished with granite countertops, a large island, gas range, built-in microwave, and generous cabinetry. Recessed lighting and wide-plank vinyl flooring enhance the modern feel, while oversized windows and glass sliding doors bring in natural light and provide direct access to the fully fenced backyard.

Upstairs, a spacious bonus room offers endless possibilities for use as a media space, playroom, or additional lounge area. The primary suite serves as a private retreat, complete with a thoughtfully designed layout, a five-piece ensuite with double vanity, soaking tub, and separate shower, as well as direct access to a massive walk-in closet. Two additional bedrooms, a full four-piece bathroom, and a conveniently located laundry



room complete the upper level.

The unfinished basement is ready for future development, giving you the opportunity to customize the space according to your needs. Additional highlights include central air conditioning, an electric fireplace, and energy-efficient solar panels.

The exterior features a double attached garage, driveway parking for two more vehicles, and a landscaped front yard. The home is ideally situated across from the Community Centre, where residents can enjoy tennis courts and a variety of recreational activities.

Seton is one of Calgary’s most sought-after south communities, home to the South Health Campus, YMCA, Cineplex, restaurants, shops, and the upcoming Green Line LRT station. Families will also appreciate the abundance of parks, playgrounds, walking paths, and nearby schools.

This property presents a fantastic opportunity to settle into a modern home in a thriving community. Schedule your private showing today and experience everything this residence has to offer.

Built in 2021

Essential Information

MLS® #	A2259197
Price	\$737,000
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	September 23rd, 2025
Days on Market	3
Zoning	R-G
HOA Fees	430
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty
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