

# \$544,900 - 17 Setonvista Gate Se, Calgary

MLS® #A2241484

**\$544,900**

3 Bedroom, 3.00 Bathroom, 1,573 sqft  
Residential on 0.06 Acres

Seton, Calgary, Alberta

Come visit this almost completed home by Calgary's most award winning builder, Morrison Homes. Located in South East Calgary the newest expansion to Seton is waiting to be discovered. This 3 bedroom home is perfect for all types of people, including families and individuals looking to take advantage of the side entry door. All 3 bedrooms are located upstairs along side the laundry room for convenience. A 4 pc ensuite comes with the primary bedroom and a 4 pc bathroom is shared between the two upstairs bedrooms. The kitchen has a lovely island with tile backsplash and is closely shared with the dining room and large living room for amazing entertainment opportunities. The basement has a separate side entrance and is undeveloped to allow for someone to create the basement of their dreams. This home is perfectly priced to move quickly. Upgrades include an all weather wood deck, electric fireplace, gourmet appliance package, gas BBQ line, Upgraded siding and so much more!

Seton is a terrific community close to the newly built South Health Campus and every other amenity a person could wish for, including a YMCA, Cineplex movie theatre and many restaurants. Come visit today. Blue prints available upon request. Photo's will continue to be added as building process advances. Home is fully framed, painted and almost available for immediate possession. Come visit Today!



Built in 2025

## Essential Information

MLS® #	A2241484
Price	\$544,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,573
Acres	0.06
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

## Community Information

Address	17 Setonvista Gate Se
Subdivision	Seton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M4A3

## Amenities

Amenities	Other
Parking Spaces	2
Parking	None

## Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Electric Range, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes

Basement Full, Unfinished

## Exterior

Exterior Features None

Lot Description City Lot, Low Maintenance Landscape, Rectangular Lot

Roof Asphalt Shingle

Construction Cement Fiber Board, Stone

Foundation Poured Concrete

## Additional Information

Date Listed July 19th, 2025

Days on Market 86

Zoning R-G

HOA Fees 375

HOA Fees Freq. ANN

## Listing Details

Listing Office RE/MAX Realty Professionals

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