

# \$939,000 - 329 Seton Villas Se, Calgary

MLS® #A2246882

**\$939,000**

6 Bedroom, 5.00 Bathroom, 2,676 sqft

Residential on 0.09 Acres

Seton, Calgary, Alberta

Welcome to this incredible 6-bedroom, 5-bath residence in the vibrant community of Seton. From the moment you step inside, you are greeted by luxurious vinyl flooring that flows seamlessly throughout the main level. The open-concept kitchen boasts ample cabinetry, stainless steel appliances, a spacious island, a Butler's™ Pantry, and a dining area that opens onto a deck—perfect for outdoor gatherings. The inviting family room features a cozy fireplace, adding both warmth and elegance. The main level also offers a versatile den, a bedroom, and a stylish 4-piece bathroom, providing comfort and convenience for guests or multigenerational living. Upstairs, the generous primary bedroom includes a walk-in closet and a luxurious 5-piece ensuite. Another master bedroom with 4-piece ensuite, two additional well-appointed bedrooms, a versatile bonus room, a 4-piece bathroom, and a convenient laundry room complete this level. The fully finished basement expands your living space with a large entertainment area, an additional bedroom, a den, and a modern 4-piece bathroom. This home is equipped with central air conditioning for year-round comfort and a built-in sprinkler system for easy lawn and garden maintenance. Outside, the beautifully landscaped backyard offers the perfect setting for relaxation or entertaining. Ideally located, this home is within walking distance of restaurants, playgrounds, and numerous amenities in award-winning Seton—including the South Health Campus,



YMCA, and the forthcoming community center.  
Book your private showing today!

Built in 2021

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2246882    |
| Price          | \$939,000   |
| Bedrooms       | 6           |
| Bathrooms      | 5.00        |
| Full Baths     | 5           |
| Square Footage | 2,676       |
| Acres          | 0.09        |
| Year Built     | 2021        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 329 Seton Villas Se |
| Subdivision | Seton               |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3M 3K4             |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Walk-In Closet(s)                                                       |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Range Hood, Refrigerator, Washer |
| Heating           | Forced Air                                                                              |
| Cooling           | Central Air                                                                             |
| Fireplace         | Yes                                                                                     |

|                 |                |
|-----------------|----------------|
| # of Fireplaces | 1              |
| Fireplaces      | Gas            |
| Has Basement    | Yes            |
| Basement        | Finished, Full |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Private Yard                    |
| Lot Description   | Back Yard, Rectangular Lot      |
| Roof              | Asphalt Shingle                 |
| Construction      | Stone, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                 |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 9th, 2025 |
| Days on Market | 18               |
| Zoning         | R-G              |

### Listing Details

|                |              |
|----------------|--------------|
| Listing Office | Grand Realty |
|----------------|--------------|

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