

# \$610,000 - 804 Seton Circle Se, Calgary

MLS® #A2253189

**\$610,000**

4 Bedroom, 4.00 Bathroom, 1,556 sqft

Residential on 0.07 Acres

Seton, Calgary, Alberta

Welcome to this stylish and spacious 2-storey half duplex located in the highly sought-after community of Seton. With its thoughtful layout, developed basement, and modern conveniences, this home is perfect for families, professionals, or investors looking for a move-in ready property.

Property Highlights:

4 Bedrooms & 3.5 Bathrooms

Upper Level: 3 comfortable bedrooms including a primary retreat with walk-in closet and private 4-piece ensuite bathroom. A second 4-piece bathroom conveniently serves the additional bedrooms.

Main Floor: Bright, open-concept living area with a convenient half bath for guests.

Basement: Fully developed with an additional bedroom and full 4-piece bathroom – perfect for guests, teens, or extended family.

Functional & Stylish Living Spaces

Open-concept main floor with a modern kitchen, plenty of cabinetry, and a central island.

Spacious living and dining areas designed for comfort and entertaining.



Large windows fill the home with natural light.

### Modern Upgrades

Water softener system already installed for added convenience and home efficiency.

Contemporary finishes throughout for a fresh, modern feel.

### Garage & Outdoor Living

Single attached garage provides secure parking and storage.

Backyard space ideal for family gatherings, kids, or pets.

### Location Benefits:

Situated in Seton, one of Calgary's most vibrant and fast-growing communities.

Walking distance to Seton Shopping District, restaurants, cafes, and entertainment.

Close to the South Health Campus and top-rated schools.

Easy access to Deerfoot Trail and Stoney Trail for smooth commuting.

Family-friendly neighborhood with nearby parks, playgrounds, and walking paths.

?? Address: 804 Seton Circle SE, Calgary, AB

?? Bedrooms: 4 (3 upstairs + 1 basement)

?? Bathrooms: 3.5 (including 2 full upstairs, 1 basement, 1 main floor half bath)

?? Parking: Single attached garage

?? Features: Water softener system, fully developed basement

Built in 2020

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2253189               |
| Price          | \$610,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,556                  |
| Acres          | 0.07                   |
| Year Built     | 2020                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

## Community Information

|             |                     |
|-------------|---------------------|
| Address     | 804 Seton Circle Se |
| Subdivision | Seton               |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3M3C4              |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |
| Has Pool       | Yes                    |

## Interior

|                   |                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator               |
| Heating           | Central, Forced Air, Natural Gas                                                                        |
| Cooling           | None                                                                                                    |
| Has Basement      | Yes                                                                                                     |
| Basement          | Finished, Full                                                                                          |

## Exterior

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

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 2nd, 2025 |
| Days on Market | 61                  |
| Zoning         | R-G                 |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | MaxWell Capital Realty |
|----------------|------------------------|

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