

1028 Seton Circle SE
Calgary, Alberta

MLS # A2234147



\$569,900

Division:	Seton		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,551 sq.ft.	Age:	2018 (7 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, Garage Faces Front, Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Few Trees, Landscaped, No Neighbours Behind, Rectangular Lot,		
Heating:	Forced Air		
Floors:	Carpet, Ceramic Tile, Laminate		
Roof:	Asphalt Shingle		
Basement:	Full, Unfinished		
Exterior:	Vinyl Siding, Wood Frame		
Foundation:	Poured Concrete		
Features:	Breakfast Bar, Built-in Features, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Tankless Hot Water, Walk-In Closet(s)		
Inclusions:	Alarm system, no contract		
Water:	-		
Sewer:	-		
Condo Fee:	-		
LLD:	-		
Zoning:	R-Gm		
Utilities:	-		

Welcome to your new home in vibrant Seton — where comfort, style, and convenience come together. This no condo fee semi-detached home offers 3 bedrooms, 2.5 bathrooms, and over 1,500 sq. ft. of thoughtfully designed living space — perfect for first-time buyers or young families. The open-concept main floor is ideal for everyday living and entertaining, featuring wide plank laminate flooring, a modern kitchen with quartz countertops, island with eating bar, pantry, gas stove, and spacious living and dining areas filled with natural light. Upstairs, you’ll find three well-sized bedrooms, including a primary retreat with a walk-in closet and 3-piece ensuite + a convenient upper floor laundry room. The unfinished basement offers excellent future potential, with a bathroom rough-in already in place and a tankless water heater for added efficiency. Step outside to your west-facing backyard. Enjoy the partially covered deck with BBQ gas line, + patio, and no neighbors behind. Single front attached garage with extra storage space and a driveway for additional parking. Located just a short walk to parks, playgrounds, grocery stores, restaurants, and with easy access to major routes and public transit, this home offers great value. Call today to book your viewing!