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49 Seton Mews SE
Calgary, Alberta

MLS # A2352279

$750,000

Division:	Seton		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,957 sq.ft.	**Age:**	2021 (5 yrs old)
Beds:	4	**Baths:**	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Central, Forced Air, Humidity Control	**Water:**	-
Floors:	Carpet, Tile, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Wood Frame	**Zoning:**	R-G
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Double Vanity, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Soaking Tub, Storage, Vinyl Windows		

Inclusions: Dishwasher x2, Refrigerator x2 Ceiling fan(s) Shed Garage Shelving

OPEN HOUSE Sunday, Oct 18 from 2-4pm. Welcome to 49 Seton Mews SE—a beautifully upgraded home in the vibrant, master-planned community of Seton, offering modern style, thoughtful functionality, and excellent income potential. The main level features a striking, moody dark kitchen with ample cabinetry and storage, flowing seamlessly into the open-concept living and dining areas. Enjoy the added comfort of air conditioning and a west-facing main living space that welcomes afternoon and evening sunshine. Upstairs, you’ll find 3 bedrooms, each with its own walk-in closet, plus a spacious bonus room ideal for a family lounge, home office, or media space. The primary retreat features dual sinks and a beautifully finished tiled shower with a built-in bench. Downstairs, a 1-bedroom basement legal suite offers excellent flexibility for rental income or extended family living, with soundproofing between the main home and legal suite for added privacy and separate keyless entry for both living spaces. Outside, the fully fenced, west-facing backyard is designed for enjoying Calgary’s long summer evenings, featuring a composite upper deck for dining and entertaining and a lower pergola-covered patio for relaxing. The garage is equally well equipped with durable epoxy flooring and extensive shelving for organized storage. The location is hard to beat, with a nearby retail plaza offering Dairy Queen, massage services, and a gas station, plus convenient access to the 212 Avenue exit connecting to Stoney Trail and Deerfoot Trail. Seton offers an abundance of amenities, including The Block community facility, the off-leash dog park, skatepark, and extensive parks and pathways. The nearby Brookfield Residential YMCA at Seton, Calgary Public Library, South Health Campus (Hospital), and Joane Cardinal-Schubert High School add to

the convenience of this sought-after location. Combining stylish upgrades, exceptional storage, income potential, and an amenity-rich location, this home is an outstanding opportunity for homeowners and investors alike. Book your showing today!

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