

# \$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 | 53                  |
| Zoning         | R-G                 |

**Listing Details**

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.