

# \$699,900 - 53 Seton Manor Se, Calgary

MLS® #A2266696

**\$699,900**

4 Bedroom, 5.00 Bathroom, 2,053 sqft

Residential on 0.06 Acres

Seton, Calgary, Alberta

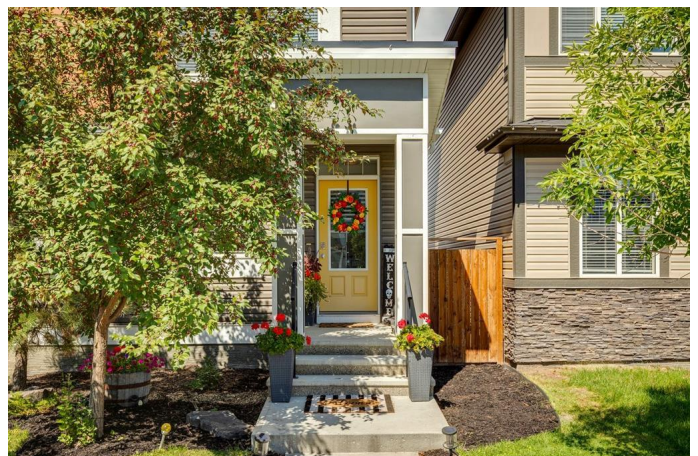
Not your average cookie-cutter home! This former Trico Showhome stands out with its vibrant design, impressive layout, and over 2,800 sq. ft. of developed living space across four levels — including a top-floor loft and a fully finished basement!

From the moment you step inside, you'll notice the abundance of natural light, 9' ceilings, and open-concept main floor that create a bright, airy feel. The gorgeous island kitchen features quartz countertops, stainless steel appliances (including fridge with water & ice dispenser), a walk-in pantry, and plank-style flooring that flows through the kitchen, dining, and living areas.

Upstairs, you'll find three spacious bedrooms, including a primary suite with a walk-in closet and a luxurious ensuite with dual sinks and quartz counters. The laundry room is conveniently located on this level as well.

Head up one more level to discover the amazing loft — perfect as a family room, home office, or even a second primary suite, complete with direct access to a full bathroom. The finished basement adds even more space with soaring ceilings, a large bedroom, and a full bath — ideal for guests, extended family, or future rental potential.

This home is packed with thoughtful upgrades, including central A/C, designer lighting, knockdown ceilings, Decora light switches, ceramic tile & quartz in all bathrooms, underground sprinklers, gas line for BBQ, and a high-efficiency furnace. The R-G zoning



allows for a garage suite addition (with city approval), offering excellent investment potential.

Situated on a quiet, low-traffic street, this show-stopping home is just minutes from shopping, the South Health Campus, movie theatre, and schools. Whether youâ€™re looking for your forever home or a smart investment property, this one truly stands out for style, space, and flexibility.

Built in 2017

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2266696    |
| Price          | \$699,900   |
| Bedrooms       | 4           |
| Bathrooms      | 5.00        |
| Full Baths     | 4           |
| Half Baths     | 1           |
| Square Footage | 2,053       |
| Acres          | 0.06        |
| Year Built     | 2017        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 53 Seton Manor Se |
| Subdivision | Seton             |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2C 2C9           |

**Amenities**

|                |            |
|----------------|------------|
| Amenities      | Playground |
| Parking Spaces | 2          |

|         |                         |
|---------|-------------------------|
| Parking | Off Street, Parking Pad |
|---------|-------------------------|

## Interior

|                   |                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Chandelier, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Storage, Vinyl Windows |
| Appliances        | Dishwasher, Dryer, Electric Oven, Microwave Hood Fan, Refrigerator, Washer, Window Coverings                               |
| Heating           | Forced Air                                                                                                                 |
| Cooling           | Central Air                                                                                                                |
| Has Basement      | Yes                                                                                                                        |
| Basement          | Full                                                                                                                       |

## Exterior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Exterior Features | BBQ gas line                                                |
| Lot Description   | Back Lane, Back Yard, Front Yard, Low Maintenance Landscape |
| Roof              | Asphalt Shingle                                             |
| Construction      | Vinyl Siding, Wood Frame                                    |
| Foundation        | Poured Concrete                                             |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 23rd, 2025 |
| Days on Market | 11                 |
| Zoning         | R-G                |
| HOA Fees       | 375                |
| HOA Fees Freq. | ANN                |

## Listing Details

|                |                           |
|----------------|---------------------------|
| Listing Office | RE/MAX Landan Real Estate |
|----------------|---------------------------|

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