

\$599,900 - 36 Seton Row Se, Calgary

MLS® #A2245216

\$599,900

3 Bedroom, 3.00 Bathroom, 1,720 sqft
Residential on 0.06 Acres

Seton, Calgary, Alberta

1720 SQFT DETACHED HOME WITH SEPARATE BASEMENT ENTRANCE UNDER \$600K! Open House Aug 3rd: 2:30 pm - 4:30 pm. Pack your bags & move! Gorgeous Beauty! * Watch the Video* Home Sweet Home! Welcome to 36 Seton Row situated in one of the most popular communities of SE Calgary "Seton" with endless amenities and modern living at your door steps!

CONTEMPORARY EXTERIOR | 1720 SQFT | OPEN CONCEPT | SEPARATE ENTRANCE | FULLY UPGRADED | 3 BEDROOMS + BONUS ROOM | STYLISH KITCHEN | 9FT BASEMENT CEILINGS | 2 OVERSIZED BASEMENT WINDOWS | LANDSCAPPED | FANTASTIC COMMUNITY. Upon entrance, you'll love the spacious, modern, and sun-kissed main floor with a massive living room with pot lights - a great entertainment area for your daily living. Adjacent to the living room is the dining which can easily accommodate a 6-8 seater. The stunning Chef's L- Shaped Kitchen featuring tons of cabinet space, stainless appliances including gas stove and chimney fan, quartz countertops, elegant backsplash, under the cabinet lights, chic pendant lights, and a spacious island. Upstairs features 3 spacious bedrooms and a central bonus room with pot lights making it perfect for your movie nights, kids play area, or set up an office. The primary bedroom has a great sized walk-in closet and an ensuite with a standing glass shower. 2 other generous size bedrooms, a shared bathroom, and



stacked laundry completes this level. The unfinished basement comes with its rear separate entrance and offers 9 ft ceilings and 2 oversized windows - a great income potential to build a LEGAL SUITE (subject to approval and permitting by the city/municipality). Sip your morning coffee in your South facing front porch and enjoy the fully landscaped front and backyard! Perfect savvy living with minutes away from SOUTH CAMPUS HOSPITAL, YMCA, Cineplex, Superstore, Seton Urban District (offering a variety of local restaurants, bars, shopping stores), Upcoming Seton'a HOA, Joane Cardinal-Schubert High School, easy access to Stoney Trail, & what not. Stunning Home offered at a stellar price! Come make this your next home!

Built in 2022

Essential Information

MLS® #	A2245216
Price	\$599,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,720
Acres	0.06
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	36 Seton Row Se
Subdivision	Seton
City	Calgary
County	Calgary

Province Alberta
Postal Code T3M 3L7

Amenities

Amenities None
Parking Spaces 3
Parking Off Street, Parking Pad

Interior

Interior Features Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)
Appliances Dishwasher, Dryer, Gas Range, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating Forced Air
Cooling None
Has Basement Yes
Basement Exterior Entry, Full, Unfinished

Exterior

Exterior Features Other
Lot Description Back Lane, Landscaped, Low Maintenance Landscape
Roof Asphalt Shingle
Construction Vinyl Siding
Foundation Poured Concrete

Additional Information

Date Listed August 1st, 2025
Days on Market 1
Zoning R-G
HOA Fees 375
HOA Fees Freq. ANN

Listing Details

Listing Office Diamond Realty & Associates LTD.

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.