

# \$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's 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.
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