



GRASSROOTS
REALTY GROUP

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804 Seton Circle SE
Calgary, Alberta

MLS # A2253189



\$610,000

Division:	Seton		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,556 sq.ft.	Age:	2020 (5 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Lawn, Rectangular Lot		

Heating:	Central, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters		
Inclusions:	None		

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