



GRASSROOTS
REALTY GROUP

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23 Seton Rise SE
Calgary, Alberta

MLS # A2262431



\$659,900

Division:	Seton		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,758 sq.ft.	Age:	2018 (7 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Lawn, Other, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Smart Home, Storage, Walk-In Closet(s)		

Inclusions: N/A

\$40,000 SOLAR PANEL SYSTEM | 4 BEDROOMS UPSTAIRS | NEAR SOUTH HEALTH CAMPUS HOSPITAL | STEPS TO PARKS & AMENITIES Enjoy the best of modern, energy-efficient, and family-friendly living in this beautifully maintained 4-bedroom, 2.5-bath home in the heart of Seton. Perfectly located steps from playgrounds, the Seton pump track, basketball court, dog park, and the popular toboggan hill — ideal for active families year-round. The open-concept main floor offers a bright, welcoming layout perfect for gatherings. The chef-inspired kitchen features quartz countertops, full-height cabinetry, stainless-steel appliances, a walk-in pantry, and an oversized island that anchors the space. The dining and living areas open to a professionally landscaped backyard with a large deck and manicured greenspace — perfect for relaxing or entertaining. Upstairs, you’ll find four spacious bedrooms, including a primary suite with a 5-piece ensuite featuring dual vanities, a soaker tub, and a walk-in closet. A convenient laundry room and a shared double-sink bathroom complete the upper level. Additional highlights include central air conditioning, an epoxy-finished double garage with an 8-ft door, and a \$40,000 solar panel system installed 2 years ago, offering exceptional energy efficiency and long-term savings. The unfinished basement provides huge potential for future customization. Located close to South Health Campus Hospital, Seton YMCA, top-rated schools, shopping centres, cinemas, and diverse restaurants, this home delivers comfort, convenience, and modern style in one of Calgary’s most vibrant communities. Smart, stylish, and move-in ready — this is modern Seton living at its finest.

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