

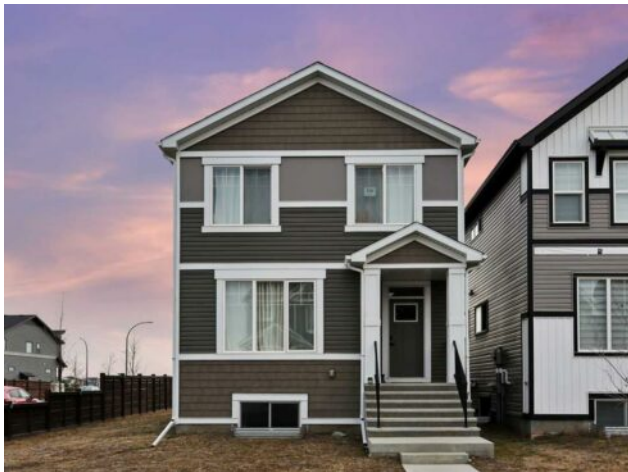


GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

120 Seton Villas SE
Calgary, Alberta

MLS # A2270337



\$750,000

Division:	Seton		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,887 sq.ft.	Age:	2022 (3 yrs old)
Beds:	7	Baths:	4
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island		

Inclusions: Basement refrigerator, stove, dishwasher, microwave hood fan, washer/dryer

ATTENTION INVESTORS An exceptional investment opportunity in the heart of Seton! This 2022 built, 7-bedroom, 4-bathroom corner-lot home offers an incredibly rare and highly functional layout. The main level features 1 full bedroom and a 4-piece bathroom, perfect for multigenerational living or added rental versatility. Upstairs, you'll find 4 spacious bedrooms including a bright primary suite with an en-suite bathroom and walk-in closet, a main bathroom, and a convenient laundry room. . The fully legal 2-bedroom, 1-bathroom basement suite provides outstanding income potential with its own private living space and modern finishes. Enjoy over 1,800 sq. ft. of contemporary living space, an upgraded kitchen, open-concept design, and a double detached garage. Situated steps from Seton's vibrant retail district, schools, parks, YMCA, and South Health Campus, this home offers the ideal turn-key opportunity for investors, young professionals, or families seeking space, flexibility, and long-term value.