



**174 Seton Grove SE**  
**Calgary, Alberta**

**MLS # A2290954**



**\$570,000**

<b>Division:</b>	Seton		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,620 sq.ft.	<b>Age:</b>	2019 (7 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Low Maintenance Landscape, Rectangu		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s)		

**Inclusions:** N/A

Life in Seton offers the perfect balance of modern convenience and comfortable living, and this beautifully maintained semi-detached home captures it all. Designed with flexibility and everyday functionality in mind, this two-storey home features 2 bedrooms, 2.5 bathrooms, and a desirable dual primary suite layout that works wonderfully for couples, roommates, or anyone looking for a versatile living arrangement. The main floor welcomes you with a bright and comfortable atmosphere, where the living room serves as a warm gathering space. A striking brick-facing fireplace adds character and charm, creating the perfect spot to relax at the end of the day. The layout flows naturally toward the back of the home where the open kitchen and dining area provide an excellent setting for hosting and everyday meals. The kitchen is thoughtfully designed with both style and practicality in mind. A large central island with quartz countertops anchors the space, while generous cabinetry and counter space ensure plenty of room for cooking and prep. A walk-in pantry offers excellent storage, keeping everything neatly organized. Completing the main level is a conveniently located 2-piece powder room along with well-planned closet space for added functionality. Upstairs, the home continues to impress with its dual primary suite configuration, offering privacy and comfort for each occupant. Both bedrooms include walk-in closets and their own 4-piece ensuite bathrooms, making the layout ideal for shared living or welcoming overnight guests. Separating the two suites is a central family room that provides a flexible bonus space—perfect for a home office, media lounge, or quiet reading area. The upper-level laundry adds everyday convenience right where you need it. The unfinished basement presents a great opportunity to customize the home to your

needs. With insulation and rough-in plumbing already completed, plus a separate side entrance, the lower level offers excellent potential for future development. Outside, the yard is designed for low-maintenance enjoyment, featuring a stamped concrete patio that's ideal for relaxing or entertaining. Bracket support is already in place for a future concrete staircase installation. A walkway leads to the oversized double detached garage, providing secure parking and additional storage space. Located just minutes from Seton's energetic urban district, you'll enjoy quick access to shops, restaurants, the South Health Campus, YMCA, and nearby schools. With its thoughtful layout, modern finishes, and room for future growth, this home is a fantastic opportunity to enjoy everything this thriving southeast Calgary community has to offer.