



**24 Seton Grove SE**  
**Calgary, Alberta**

**MLS # A2291267**



**\$589,900**

<b>Division:</b>	Seton		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,653 sq.ft.	<b>Age:</b>	2019 (7 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Walk-In Closet(s)		

**Inclusions:** Fridge, Stove, Dishwasher, Microwave Hoodfan, Washer, Dryer in Suite

**INVESTOR ALERT!** Double the Opportunity & Home + Legal Income Suite. Welcome to this exceptional investment property in the vibrant community of Seton in Southeast Calgary. Perfect for investors, multi-generational families, or buyers looking for a mortgage helper, this meticulously maintained semi-detached home with a LEGAL basement suite offers excellent cash flow potential and long-term appreciation. Whether you choose to live up and rent down or add a strong income property to your portfolio, this home delivers flexibility and value. This well-designed two-storey home offers a total of 2300 sq. ft. of living space, including the legal suite. The upper level features a desirable dual primary bedroom layout, with both bedrooms offering walk-in closets and private ensuites. A central bonus room provides ideal separation and privacy between the bedrooms, while convenient upper-level laundry adds everyday functionality—perfect for shared living or rental flexibility. The bright main floor includes a welcoming living room, a modern white kitchen with stainless steel appliances, a central island, and an adjoining dining area—perfect for everyday living and entertaining. The 650 sq. ft. legal basement suite is a rare find and ideal for generating rental income. It features a separate side entrance, private laundry, full kitchen, and dedicated concrete walkway, making it perfectly set up for tenants and maximizing income potential. Additional highlights include a fully fenced backyard, rear deck, and double detached garage, providing convenience and outdoor enjoyment for occupants. Located near major routes including Deerfoot Trail, this property is just minutes from amenities such as the Seton YMCA and South Health Campus, along with schools, parks, shopping, and dining. Seton is one of Calgary’s fastest-growing communities,

making it highly attractive for tenants and ensuring strong long-term growth. Whether you're a seasoned investor or entering the market for the first time, this property offers the perfect blend of immediate rental income, cash flow potential, and future appreciation.