

# \$520,000 - 111 Seton Row Se, Calgary

MLS® #A2211221

**\$520,000**

3 Bedroom, 3.00 Bathroom, 1,464 sqft

Residential on 0.03 Acres

Seton, Calgary, Alberta

NO CONDO FEES! Discover this BRIGHT AND BEAUTIFUL MODERN 3-bedroom, 2.5-bathroom 4-plex with an OVERSIZED ATTACHED SINGLE GARAGE, located in the vibrant community of Seton.

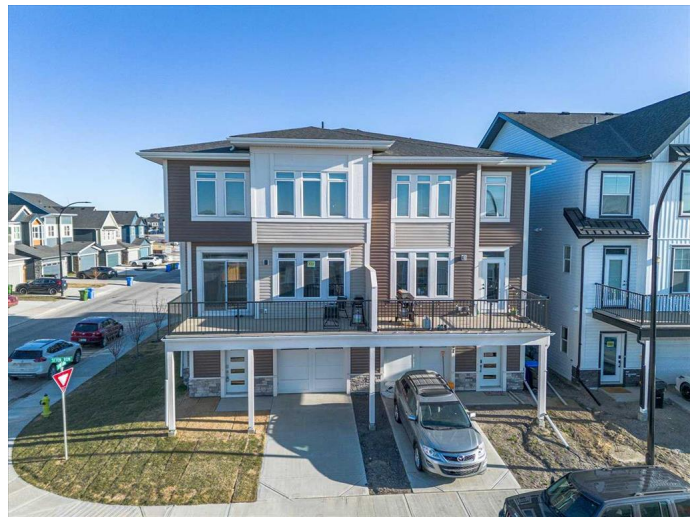
As you enter the main foyer, you'll immediately appreciate the meticulous upkeep of this home. The main level features an inviting OPEN FLOOR PLAN with 9 ft ceilings and durable LVP FLOORING throughout. The kitchen is a chef's dream, boasting a LARGE ISLAND with QUARTZ COUNTERTOPS, STAINLESS STEEL APPLIANCES, and ample cupboard space. A convenient half bath and a closet-pantry complete this level.

Upstairs, you'll find a SPACIOUS PRIMARY BEDROOM with a walk-in closet and a 3-PIECE ENSUITE BATHROOM. Two additional good-sized bedrooms provide plenty of room for family or guests, along with a 4-piece main bathroom and convenient laundry.

This SOUTH-FACING unit offers a generous balcony off the main level, perfect for BBQs, relaxation, or entertaining.

Ideally situated just a short drive from South Health Campus, YMCA, JCS High School, Superstore, and a variety of shopping, dining, and business amenities. With easy access to Deerfoot and close proximity to Stoney Trail, your commute will be a breeze.

DON'T MISS THE CHANCE TO MAKE THIS EXCEPTIONAL HOME YOURS! Book your showing today!



Built in 2022

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2211221      |
| Price          | \$520,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,464         |
| Acres          | 0.03          |
| Year Built     | 2022          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

## Community Information

|             |                  |
|-------------|------------------|
| Address     | 111 Seton Row Se |
| Subdivision | Seton            |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T3M3L6           |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

## Interior

|                   |                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, Vinyl Windows, Quartz Counters                                                           |
| Appliances        | Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Window Coverings, Electric Range, Washer/Dryer Stacked |
| Heating           | Forced Air                                                                                                              |
| Cooling           | Sep. HVAC Units                                                                                                         |
| Basement          | None                                                                                                                    |

## Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Balcony                  |
| Lot Description   | Corner Lot               |
| Roof              | Asphalt Shingle          |
| Construction      | Wood Frame, Vinyl Siding |
| Foundation        | Poured Concrete          |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 12th, 2025 |
| Days on Market | 159              |
| Zoning         | R-G              |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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