

# \$570,594 - 25 Setonvista Gate Se, Calgary

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MLS® #A2244432

## \$570,594

3 Bedroom, 3.00 Bathroom, 1,584 sqft

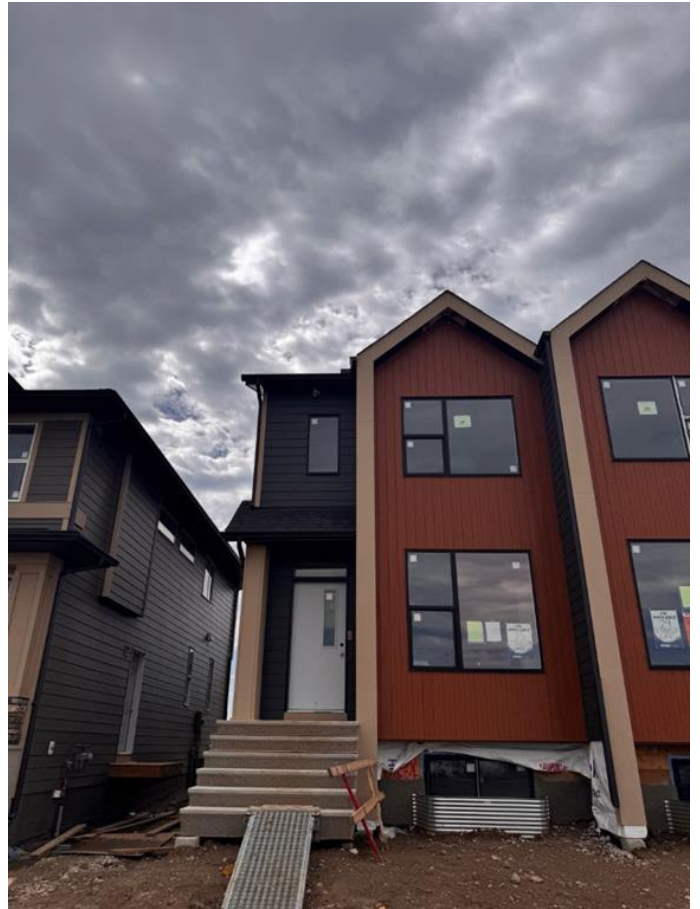
Residential on 0.06 Acres

Seton, Calgary, Alberta

Welcome to the newest addition to Seton. Come visit this beautiful duplex built by award winning builder Morrison Homes. This 3 bedroom home is perfect for all types of individuals and families looking to take advantage of the separate entrance. All 3 bedrooms are located on the upper level along side the laundry room for added convenience. A 3 pc ensuite comes with the primary bathroom and a 4 pc bathroom is shared between the 2 addition upper bedrooms. The kitchen has a lovely island with tile backsplash and is closely shared with the dining and living rooms. Perfect for entertaining and preparing meals. The basement has a separate entrance and is undeveloped to allow for someone to create the basement of their dreams. This home is perfectly priced to move quickly. Upgrades include upgraded outdoor siding, all weather deck, electric fireplace, gourmet appliance package and so much more! Seton is a terrific community close to the newly built South Health Campus, YMCA, Cineplex and too many restaurants to list. Blue prints available upon request. This is a new build and is not 100 percent complete. Photo's will be added as the process advances. Possession available between 30-60 days. Come visit today!

Built in 2025

## Essential Information



MLS® #	A2244432
Price	\$570,594
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,584
Acres	0.06
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	25 Setonvista Gate Se
Subdivision	Seton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M4A3

### **Amenities**

Amenities	None
Parking Spaces	2
Parking	None

### **Interior**

Interior Features	No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance
Appliances	Dishwasher, Electric Range, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	None
Lot Description	City Lot, Interior Lot, Rectangular Lot
Roof	Asphalt Shingle
Construction	Cement Fiber Board
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 30th, 2025
Days on Market	2
Zoning	R-G
HOA Fees	375
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	RE/MAX Realty Professionals
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