

\$550,000 - 305 Seton Circle Se, Calgary

MLS® #A2256443

\$550,000

3 Bedroom, 3.00 Bathroom, 1,398 sqft

Residential on 0.07 Acres

Seton, Calgary, Alberta

****OPEN HOUSE SAT NOV 8TH 12-2PM****

This stylish semi-detached corner-lot home is the perfect step into homeownership, designed for modern living with all the upgrades youâ€™ve been looking for. From the welcoming front porch with its intricate screened door to the low-maintenance landscaped backyard, this property gives you space to enjoy life on your terms. With extra street parking right out front and a parking pad ready for a future garage, convenience is built right in. **Inside, the open-concept main floor feels bright and spacious with 9-ft ceilings and durable Laminate flooring. The kitchen is made for both function and styleâ€™quartz countertops, upgraded maple cabinets, stainless steel appliances including an induction stove, and a central island thatâ€™s perfect for casual meals, meal-prep, or gathering friends. Sliding glass doors lead to your sunny southwest backyard patio, ideal for barbecues, weekend hangs, or just relaxing with a book under the sun. **Upstairs, the primary suite is your own private retreat, complete with a walk-in closet and spa-like ensuite with a soaker tub and extra-long vanity with tons of counter space. Two additional bedrooms and a second full bath give you flexibility for a guest room, home office, or creative space. **The partially finished basementâ€™with separate side entrance and laundryâ€™offers plenty of potential for a future media room, gym, or workspace. Central air and ceiling fans keep you cool and



comfortable year-round. **Seton is Calgary's vibrant "downtown of the south," a master-planned community that combines modern living with unbeatable convenience. Featuring the South Health Campus, a world-class YMCA and Rec Centre, VIP Cineplex, schools, parks, and an exciting mix of shopping, dining, and entertainment, Seton has quickly become a destination for families and professionals alike. With pathways, green spaces, and future LRT access, this up-and-coming neighbourhood offers the perfect balance of lifestyle, work, and play—all right at your doorstep. **Love where you Live. Call your favourite Realtor today!**

Built in 2018

Essential Information

MLS® #	A2256443
Price	\$550,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,398
Acres	0.07
Year Built	2018
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	305 Seton Circle Se
Subdivision	Seton
City	Calgary
County	Calgary
Province	Alberta

Postal Code T3M 2V8

Amenities

Amenities Park, Playground

Parking Spaces 2

Parking Alley Access, Off Street, Parking Pad, Plug-In, Side By Side

Interior

Interior Features Ceiling Fan(s), High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s), Separate Entrance

Appliances Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling Central Air

Has Basement Yes

Basement Full

Exterior

Exterior Features BBQ gas line, Private Yard

Lot Description Back Lane, Back Yard, Corner Lot, Landscaped, Low Maintenance Landscape, Private, Rectangular Lot

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame, Wood Siding

Foundation Poured Concrete

Additional Information

Date Listed September 18th, 2025

Days on Market 47

Zoning R-Gm

HOA Fees 375

HOA Fees Freq. ANN

Listing Details

Listing Office eXp Realty

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