\$949,000 - 240 Seton Villas Se, Calgary

MLS® #A2201346

\$949,000

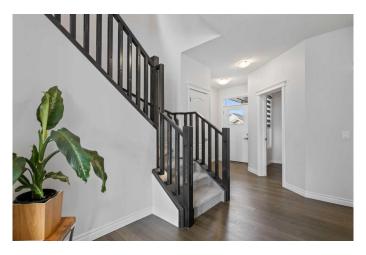
6 Bedroom, 4.00 Bathroom, 2,270 sqft Residential on 0.07 Acres

Seton, Calgary, Alberta

A Huge price adjustment! An incredible chance awaits to own an expansive residence in Seton featuring 6 bedrooms, a fully TWO BEDROOM walkout LEGAL basement suite. This stunning WALK-OUT Concord home boasts an open-concept design with a versatile flex room. This impeccably maintained contemporary home boasts nearly 3100 square feet of developed living space, encompassing 6 bedrooms, 3 full bathrooms, 2 kitchens, and a legal 2-bedroom suite with its own entrance. The main floor showcases a bedroom suite, a 3-piece full bath, and an open-concept layout comprising a generously sized living room with an electric fireplace, a spacious dining area opening to an south-facing backyard with amazing view, and a gourmet kitchen equipped with ample cabinets, quartz countertops, an HUGE island, and high end build-in stainless steel appliances including a gas cooktop, built-in oven and microwave. Additionally, there's a thoughtfully desige of walk through pentry that connect to the garage. Lux Vinly flooring graces the main level, complemented by 9-foot ceilings. Ascend the plush-carpeted stairs to discover 3 bedrooms, 2 full bathrooms, and a bonus room on the second floor. The expansive primary bedroom features a lavish ensuite with dual sinks, a separate shower, with a tub, and a private toilet, along with a large walk-in closet equipped with organizers. A spacious bonus room provides a separation between the primary bedroom and the







remaining 2 bedrooms and 4-piece bathroom on this level. Access the 2-bedroom legal suite through a separate entrance, boasting 9-foot ceilings throughout (except in the kitchen) and large windows that flood the space with natural light. This unit comprises a bright living area, dining room, well-appointed kitchen with high white cabinets and quartz counters, 2 bedrooms, a den, a 4-piece bath, and laundry room. The front double attached garage features high ceilings and is insulated and drywalled. Move into this nearly new home immediately and take advantage of the opportunity to rent out the walkout legal basement suite. Enjoy the convenience of walking to nearby restaurants, playgrounds, and amenities in the award-winning community of Seton, which offers an array of facilities including the South Health Campus, YMCA, and a forthcoming community center. Don't miss out on this gemâ€"contact your realtor today to schedule a viewing.

Built in 2024

Essential Information

A2201346
\$949,000
6
4.00
4
2,270
0.07
2024
Residential
Detached
2 Storey
Active

Community Information

Address 240 Seton Villas S

Subdivision	Seton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3M2
Amenities	
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2
Interior	
Interior Features	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home,
	Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s), Smart Home, Separate Entrance
Appliances	Built-In Gas Range, Built-In Oven, Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Range Hood, Refrigerator, Washer/Dryer, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out, Exterior Entry, Suite
Exterior	
Exterior Features	Balcony
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame

Additional Information

Date Listed	March 11th, 2025
Days on Market	22
Zoning	R-G

Poured Concrete

Listing Details

Foundation

Listing Office	Skyrock
----------------	---------

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.