



100 Seton Villas Calgary Alberta

\$820,000

Welcome to 100 Seton Villas, Calgary Discover this stunning laned home in the desirable Seton area, featuring a parking pad for 2 cars and a spacious backyard on a premium lot. This property is equipped with central air conditioning for your comfort. ****LIVE UP RENT DOWN!!**** This stunning 2-year-old home features 3 bedrooms upstairs and a builder-finished, full 2-bedroom legal suite in the basement. Boasting over 2,600+ sqft of exquisitely developed living space, this home is sure to impress. The main floor showcases luxurious vinyl plank flooring from the front entrance through the open-concept kitchen, dining, and living rooms, as well as the office/den. The gourmet kitchen is a chef's dream with quartz countertops, stainless steel appliances, full ceiling-height cabinetry with crown molding, and a huge pantry. Perfect for multi-generational living or generating rental income, this home offers both luxury and functionality. Don't miss this incredible opportunity! Step inside to luxury vinyl flooring on the main level, which includes a large family room, a beautiful kitchen with quartz countertops, and a stylish kitchen island. The main level also features a huge mudroom and a separate living room, providing ample space for all your needs. Upstairs, you'll find the primary bedroom complete with a full 4-piece bathroom and a walk-in closet. There are also two additional bedrooms and another 4-piece bathroom. The stairs and upper level are carpeted, and the high ceilings enhance the sense of space and light. This home also includes a legal 2-bedroom basement (Legal) suite, making it a great investment opportunity. The basement bedrooms are carpeted, while the living areas have luxury vinyl flooring and a full kitchen. The main floor rents for \$2,650 per month, and the basement (legal) suite rents for \$1,800 per month, with utilities. That's a total of \$53,400/year gross Re...

4pc Bathroom 5.08 Ft x 9.00 Ft
 4pc Bathroom 5.08 Ft x 9.50 Ft
 Bedroom 9.67 Ft x 10.08 Ft
 Bedroom 9.08 Ft x 13.08 Ft
 Family room 13.58 Ft x 10.58 Ft
 Laundry room 5.08 Ft x 7.42 Ft

Bedroom 14.08 Ft x 9.67 Ft
 Kitchen 10.83 Ft x 7.42 Ft
 Recreational, Games room 10.50 Ft x 10.50 Ft
 Furnace 7.00 Ft x 14.58 Ft
 2pc Bathroom 5.58 Ft x 4.92 Ft
 Other 13.25 Ft x 10.33 Ft

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Listing Presented By:



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CIR

REALTY

149 West Lakeview Point , Calgary, AB,

Phone: 403-585-5270
cawarawa@shaw.ca

Primary Bedroom 11.00 Ft x 12.00 Ft

Other 4.58 Ft x 9.50 Ft

4pc Bathroom 8.08 Ft x 5.42 Ft

Bedroom 10.42 Ft x 9.08 Ft

Family room 13.42 Ft x 11.17 Ft

Kitchen 13.00 Ft x 12.17 Ft

Living room 13.00 Ft x 10.08 Ft