



804 Seton Circle Calgary Alberta

\$610,000

Welcome to this stylish and spacious 2-storey half duplex located in the highly sought-after community of Seton. With its thoughtful layout, developed basement, and modern conveniences, this home is perfect for families, professionals, or investors looking for a move-in ready property. **Property Highlights:** 4 Bedrooms & 3.5 Bathrooms **Upper Level:** 3 comfortable bedrooms including a primary retreat with walk-in closet and private 4-piece ensuite bathroom. A second 4-piece bathroom conveniently serves the additional bedrooms. **Main Floor:** Bright, open-concept living area with a convenient half bath for guests. **Basement:** Fully developed with an additional bedroom and full 4-piece bathroom - perfect for guests, teens, or extended family. **Functional & Stylish Living Spaces:** Open-concept main floor with a modern kitchen, plenty of cabinetry, and a central island. Spacious living and dining areas designed for comfort and entertaining. Large windows fill the home with natural light. **Modern Upgrades:** Water softener system already installed for added convenience and home efficiency. Contemporary finishes throughout for a fresh, modern feel. **Garage & Outdoor Living:** Single attached garage provides secure parking and storage. Backyard space ideal for family gatherings, kids, or pets. **Location Benefits:** Situated in Seton, one of Calgary's most vibrant and fast-growing communities. Walking distance to Seton Shopping District, restaurants, cafes, and entertainment. Close to the South Health Campus and top-rated schools. Easy access to Deerfoot Trail and Stoney Trail for smooth commuting. Family-friendly neighborhood with nearby parks, playgrounds, and walking paths. **Address:** 804 Seton Circle SE, Calgary, AB **Bedrooms:** 4 (3 upstairs + 1 basement) **Bathrooms:** 3.5 (including 2 full upstairs, 1 basement, 1 main floor half bath) **Parking:** Single attached garage **Features:** Water softener system, fully deve...

Bedroom 9.83 Ft x 9.50 Ft

4pc Bathroom 4.92 Ft x 9.42 Ft

Family room 13.00 Ft x 17.42 Ft

Furnace 18.08 Ft x 8.92 Ft

Other 4.75 Ft x 9.08 Ft

Kitchen 14.42 Ft x 11.83 Ft

2pc Bathroom 7.42 Ft x 2.83 Ft

Other 5.83 Ft x 6.75 Ft

4pc Bathroom 9.58 Ft x 4.92 Ft

Laundry room 3.25 Ft x 6.08 Ft

Primary Bedroom 10.58 Ft x 14.17 Ft

4pc Bathroom 7.83 Ft x 10.17 Ft

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Dining room 7.58 Ft x 12.17 Ft
Living room 10.83 Ft x 12.67 Ft
Pantry 3.33 Ft x 2.33 Ft

Other 7.00 Ft x 8.08 Ft
Bedroom 9.67 Ft x 11.08 Ft
Bedroom 8.92 Ft x 11.17 Ft