



## 24 Seton Grove Calgary Alberta

\$589,900

INVESTOR ALERT! Double the Opportunity - Home + Legal Income Suite. Welcome to this exceptional investment property in the vibrant community of Seton in Southeast Calgary. Perfect for investors, multi-generational families, or buyers looking for a mortgage helper, this meticulously maintained semi-detached home with a LEGAL basement suite offers excellent cash flow potential and long-term appreciation. Whether you choose to live up and rent down or add a strong income property to your portfolio, this home delivers flexibility and value. This well-designed two-storey home offers a total of 2300 sq. ft. of living space, including the legal suite. The upper level features a desirable dual primary bedroom layout, with both bedrooms offering walk-in closets and private ensuites. A central bonus room provides ideal separation and privacy between the bedrooms, while convenient upper-level laundry adds everyday functionality--perfect for shared living or rental flexibility. The bright main floor includes a welcoming living room, a modern white kitchen with stainless steel appliances, a central island, and an adjoining dining area--perfect for everyday living and entertaining. The 650 sq. ft. legal basement suite is a rare find and ideal for generating rental income. It features a separate side entrance, private laundry, full kitchen, and dedicated concrete walkway, making it perfectly set up for tenants and maximizing income potential. Additional highlights include a fully fenced backyard, rear deck, and double detached garage, providing convenience and outdoor enjoyment for occupants. Located near major routes including Deerfoot Trail, this property is just minutes from amenities such as the Seton YMCA and South Health Campus, along with schools, parks, shopping, and dining. Seton is one of Calgary's fastest-growing communities, making it highly attractive for tenants a...

4pc Bathroom 5.75 Ft x 10.92 Ft  
 4pc Bathroom 4.92 Ft x 10.50 Ft  
 Bedroom 11.50 Ft x 13.75 Ft  
 Bonus Room 11.83 Ft x 16.92 Ft  
 Laundry room 5.83 Ft x 5.92 Ft  
 Primary Bedroom 11.75 Ft x 16.75 Ft

Kitchen 9.67 Ft x 13.75 Ft  
 Living room 17.17 Ft x 12.83 Ft  
 4pc Bathroom 5.00 Ft x 8.83 Ft  
 Bedroom 10.50 Ft x 12.83 Ft  
 Kitchen 8.67 Ft x 8.58 Ft  
 Recreational, Games room 12.83 Ft x 21.42 Ft

Listing Presented By:



Originally Listed by:  
Real Broker

<http://www.centralcalgary.com/>

**RE/MAX Realty Professionals**

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2pc Bathroom 3.00 Ft x 8.17 Ft  
Dining room 7.00 Ft x 13.25 Ft

Furnace 6.67 Ft x 9.08 Ft