

# \$655,000 - 72 Seton Terrace Se, Calgary

MLS® #A2208261

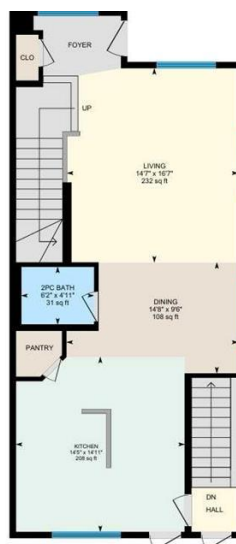
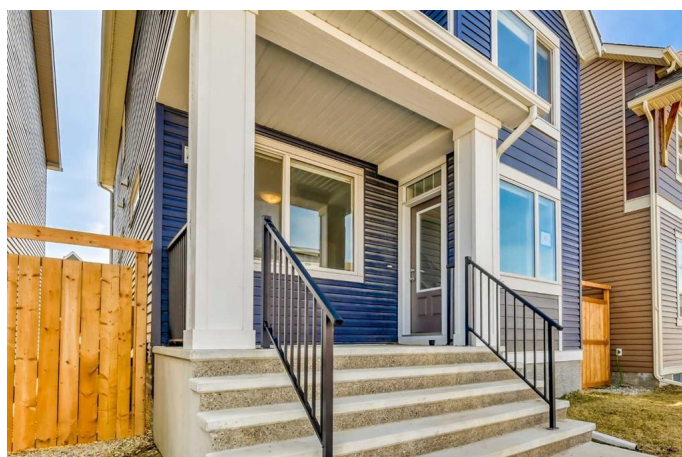
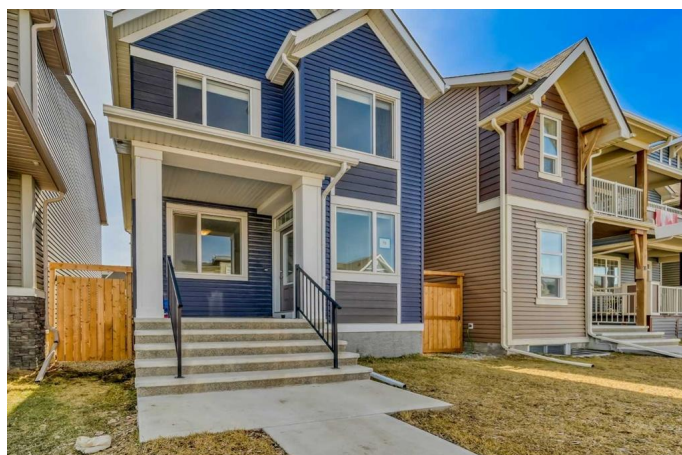
**\$655,000**

4 Bedroom, 4.00 Bathroom, 1,735 sqft

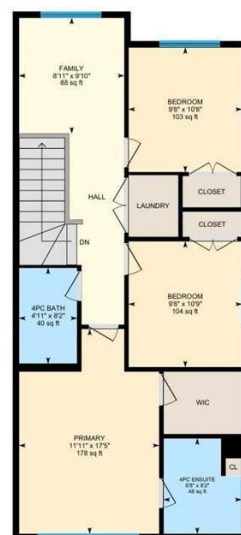
Residential on 0.06 Acres

Seton, Calgary, Alberta

Value Alert! 1735 sq foot DETACHED 2 storey home with 3 bedrooms & 2.5 baths above grade and a City of Calgary registered LEGAL 1 bedroom, 1 bath suite in the basement - well located in popular Seton SE. Lovely curb appeal. The main level features an open floor plan with high ceilings, lots of natural light, and fabulous kitchen with white cabinets, granite counter tops, center island, corner pantry and stainless steel appliances. Upstairs is a bright flex area - great for a home office or 2nd TV area, a 4 piece bathroom, washer & dryer, and 3 bedrooms including a master bedroom with walk-in closet and 4 piece piece ensuite. Seperate exterior entrance at the back of the house to the legal 1 bedroom basement suite registered with the City of Calgary. The legal basement suite features 9' ceilings, open living space & cute kitchen area with granite counters, stainless steel appliances, 1 large bedroom, 4 piece bathroom and washer/dryer. There's a separate furnace with it's own thermostat, humidifier & air ventilation system. Fenced south-facing backyard with access to the parking pad and room for 2 vehicles to park. Immediate possession includes assumption of tenants.



Main Floor  
Exterior Area 856.20 sq ft



2nd Floor  
Exterior Area 879.17 sq ft

Built in 2018

## Essential Information

MLS® #

A2208261

Price	\$655,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,735
Acres	0.06
Year Built	2018
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	72 Seton Terrace Se
Subdivision	Seton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2W1

### Amenities

Amenities	None
Parking Spaces	2
Parking	Alley Access, Off Street, Parking Pad, Outside

### Interior

Interior Features	Granite Counters, Open Floorplan, Separate Entrance
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Level, Rectangular Lot
Roof	Asphalt Shingle

Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 15th, 2025
Days on Market	5
Zoning	R-G
HOA Fees	375
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	RE/MAX Real Estate (Central)
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