54 Seton Manor SE
Calgary, Alberta

MLS # A2280387

$749,900

Division:	Seton		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,980 sq.ft.	**Age:**	2018 (8 yrs old)
Beds:	3	**Baths:**	3 full / 1 half
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Landscaped, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Linoleum, Tile, Vinyl, Wood	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Wood Frame	**Zoning:**	R-G
Foundation:	Poured Concrete	**Utilities:**	-
Features:	No Smoking Home		

Inclusions: N/A

This well-appointed, sun-filled modern home is designed for comfortable family living now and for years to come. The open-concept main floor features a spacious white kitchen with a walk-in pantry and a striking fireplace feature wall that creates a warm, inviting atmosphere. Step outside to the south-facing backyard—an impressive space ideal for both entertaining and everyday relaxation. Enjoy the hot tub and the convenience of low-maintenance artificial turf that stays green year-round. Upstairs offers a generous bonus room, three bedrooms, two full bathrooms, and a convenient upper-level laundry. The primary bedroom easily accommodates king-size furnishings and includes a walk-in closet and an ensuite for your own private retreat. The fully finished basement represents approximately $35,000 in development and provides an excellent space for relaxing or entertaining, with the option to add an additional bedroom (see floor plan or virtual tour for details). Additional highlights include a heated garage and central air conditioning. Located in Seton—often referred to as Calgary's "second inner city" and voted Best Community in 2021—this home is close to the YMCA, library, grocery stores, schools, and the South Health Campus. Offered at a price designed to sell, this is an exceptional opportunity in a highly sought-after community.