

# \$789,900 - 14 Seton Parade Se, Calgary

MLS® #A2218180

**\$789,900**

4 Bedroom, 4.00 Bathroom, 2,011 sqft

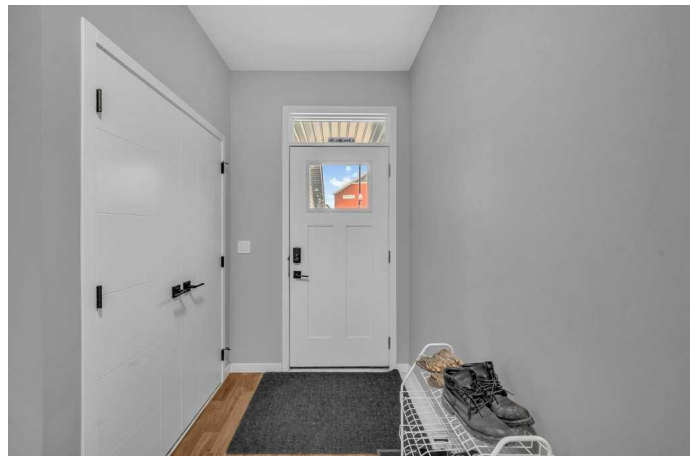
Residential on 0.09 Acres

Seton, Calgary, Alberta

Discover the perfect family home in the sought-after community of Seton! This stunning property boasts a front-attached garage and a thoughtfully designed layout featuring 3 spacious bedrooms, a cozy living room, and convenient laundry rooms on both the upper floor and in the basement. The legal basement suite includes an additional bedroom, offering incredible flexibility for extended family living. The home's upgraded kitchen is a chef's delight, complete with built-in modern appliances, while the bonus room sets the stage for entertainment with built-in speakers. The modified garage offers huge storage space, perfect for keeping everything organized. This move-in-ready home boasts a finished backyard, providing a private retreat, and features the convenience of two furnaces for customized comfort. Situated in Seton, this location is unbeatable, offering proximity to a wide range of amenities. Enjoy easy access to the Cineplex, all major banks, Tim Hortons, the YMCA (the largest in North America), gyms, shopping at Superstore and Save-On-Foods, nearby hotels, parks, playgrounds, a high school, and seamless connections to Deerfoot Trail and Stoney Trail. With no zero lot, this property combines practicality, comfort, and location for an unparalleled living experience.

Built in 2021

## Essential Information



MLS® #	A2218180
Price	\$789,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,011
Acres	0.09
Year Built	2021
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	14 Seton Parade Se
Subdivision	Seton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3B6

### **Amenities**

Amenities	Fitness Center, Park, Playground, Community Gardens, Day Care, Dog Park, Recreation Facilities
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Chandelier, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance
Appliances	Built-In Electric Range, Built-In Oven, Central Air Conditioner, Microwave, Range Hood, Refrigerator, Washer/Dryer, Built-In Gas Range
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

**Exterior**

Exterior Features	Garden, Other, Playground
Lot Description	Back Lane, See Remarks, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 6th, 2025
Days on Market	7
Zoning	R-G
HOA Fees	375
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	Creekside Realty
----------------	------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.