

# \$550,000 - 25 Setonvista Gate Se, Calgary

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MLS® #A2244432

**\$550,000**

3 Bedroom, 3.00 Bathroom, 1,584 sqft

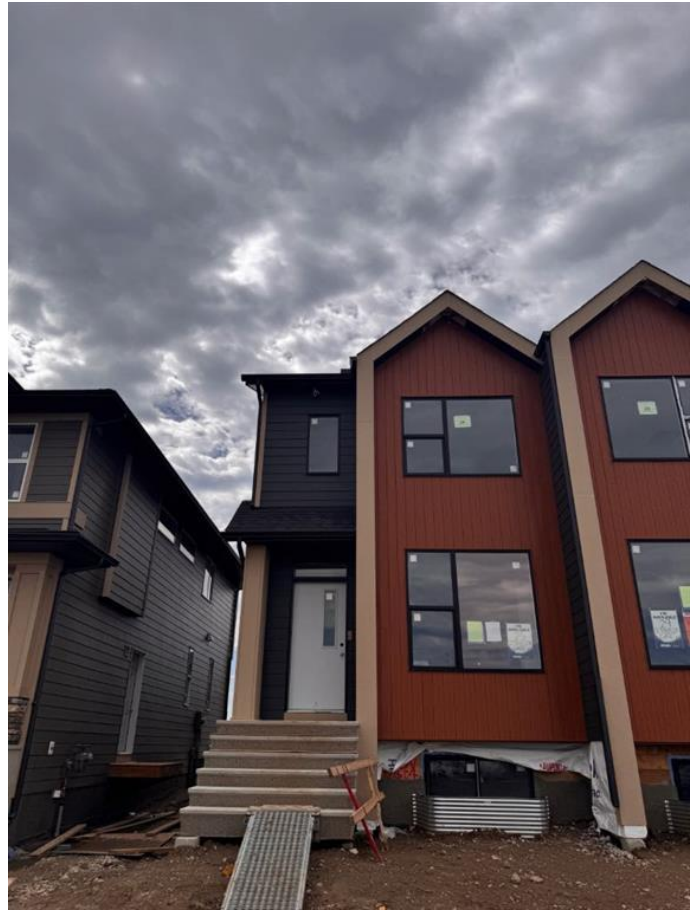
Residential on 0.06 Acres

Seton, Calgary, Alberta

Welcome to the newest addition to Seton. Come visit this beautiful duplex built by award winning builder Morrison Homes. This 3 bedroom home is perfect for all types of individuals and families looking to take advantage of the separate entrance. All 3 bedrooms are located on the upper level along side the laundry room for added convenience. A 3 pc ensuite comes with the primary bathroom and a 4 pc bathroom is shared between the 2 addition upper bedrooms. The kitchen has a lovely island with tile backsplash and is closely shared with the dining and living rooms. Perfect for entertaining and preparing meals. The basement has a separate entrance and is undeveloped to allow for someone to create the basement of their dreams. This home is perfectly priced to move quickly. Upgrades include upgraded outdoor siding, all weather deck, electric fireplace, gourmet appliance package and so much more! Seton is a terrific community close to the newly built South Health Campus, YMCA, Cineplex and too many restaurants to list. Blue prints available upon request. This is a new build and is not 100 percent complete. Photo's will be added as the process advances. Possession available between 30-60 days. Come visit today!

Built in 2025

## Essential Information



|                |                        |
|----------------|------------------------|
| MLS® #         | A2244432               |
| Price          | \$550,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,584                  |
| Acres          | 0.06                   |
| Year Built     | 2025                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 25 Setonvista Gate Se |
| Subdivision | Seton                 |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3M4A3                |

### Amenities

|                |      |
|----------------|------|
| Amenities      | None |
| Parking Spaces | 2    |
| Parking        | None |

### Interior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance |
| Appliances        | Dishwasher, Electric Range, Microwave, Refrigerator, Washer/Dryer  |
| Heating           | Forced Air, Natural Gas                                            |
| Cooling           | None                                                               |
| Fireplace         | Yes                                                                |
| # of Fireplaces   | 1                                                                  |
| Fireplaces        | Electric                                                           |
| Has Basement      | Yes                                                                |
| Basement          | Full, Unfinished                                                   |

### Exterior

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior Features | None                                    |
| Lot Description   | Interior Lot, Rectangular Lot, City Lot |
| Roof              | Asphalt Shingle                         |
| Construction      | Cement Fiber Board                      |
| Foundation        | Poured Concrete                         |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 30th, 2025 |
| Days on Market | 81              |
| Zoning         | R-G             |
| HOA Fees       | 375             |
| HOA Fees Freq. | ANN             |

### **Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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