

# \$700,000 - 27 Seton Parade Se, Calgary

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MLS® #A2254496

## \$700,000

2 Bedroom, 3.00 Bathroom, 1,129 sqft

Residential on 0.08 Acres

Seton, Calgary, Alberta

Welcome to effortless living in this beautifully designed executive bungalow, perfectly located in the heart of Seton!

This detached home offers over 2,250 sq. ft. of stylish living space, with two spacious bedrooms (one up, one down), 2.5 bathrooms, and vaulted ceilings soaring from 9 to 13 feet that create a bright, open, and airy atmosphere.

Enjoy the convenience of main floor laundry, a walk-in pantry, and floor-to-ceiling cabinetry in a chef-inspired kitchen complete with a large island and stainless steel appliances. The main floor boasts luxury vinyl plank flooring throughout, a cozy electric fireplace, and expansive windows that fill the space with natural light while offering serene views of your private, fully fenced backyard. Step outside to a low-maintenance yard with a pergola-shaded patio, garden space, and gas BBQ line—perfect for summer entertaining. The primary suite is a retreat of its own with a walk-in closet and a stunning 5-piece en suite featuring a soaker tub, glass shower, and dual vanities. Downstairs, the fully finished basement offers flexibility with room for a home gym, office, family room, and a generous second bedroom with its own 3-piece bathroom and massive storage area. Additional features include air conditioning, instant hot water, water softener, attached double garage, and NO condo fees. All of this, just steps from shops, restaurants, groceries, the South Health Campus Hospital, and all



that Seton has to offer. This home could be a great long term investment to your future self.

Built in 2021

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2254496    |
| Price          | \$700,000   |
| Bedrooms       | 2           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,129       |
| Acres          | 0.08        |
| Year Built     | 2021        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 27 Seton Parade Se |
| Subdivision | Seton              |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T3M 3B6            |

**Amenities**

|                |                                  |
|----------------|----------------------------------|
| Parking Spaces | 4                                |
| Parking        | Double Garage Attached, Driveway |
| # of Garages   | 2                                |

**Interior**

|                   |                                                                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Tankless Water Heater, Washer,                                        |

|                 |                                           |
|-----------------|-------------------------------------------|
| Heating         | Water Softener, Window Coverings, Central |
| Cooling         | Fireplace(s), Natural Gas, Central Air    |
| Fireplace       | Yes                                       |
| # of Fireplaces | 1                                         |
| Fireplaces      | Electric, Living Room                     |
| Has Basement    | Yes                                       |
| Basement        | Finished, Full                            |

## Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Lighting, Private Yard           |
| Lot Description   | Back Yard, Irregular Lot, Lawn   |
| Roof              | Asphalt Shingle                  |
| Construction      | Cement Fiber Board, Vinyl Siding |
| Foundation        | Poured Concrete                  |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 5th, 2025 |
| Zoning         | R-G                 |
| HOA Fees Freq. | ANN                 |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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