1040 Seton Circle SE

Calgary | Active | MLS® A2343890

$539,900









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**2018**	**1,531 sq. ft.**

Your next move starts with a conversation.

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Listed by The Real Estate District

A closer look

Enjoy the convenience of life in Seton, with shopping, restaurants, coffee shops, recreation and South Health Campus close to home. At 1040 Seton Circle SE, three bedrooms and over 1,531 sq. ft. of above-grade living space come with the extras already in place: an ATTACHED GARAGE, CENTRAL AIR CONDITIONING and a landscaped, fenced backyard. With appliances and window coverings included and QUICK POSSESSION available, you can settle in and start enjoying your new home.

A spacious foyer welcomes you into an open-concept main floor, where LARGE WINDOWS bring in natural light and connect the kitchen, dining and living areas. The kitchen features STAINLESS STEEL APPLIANCES, a GAS STOVE, QUARTZ COUNTERTOPS, a large central island and a pantry, with generous cabinetry and workspace for everyday meals and entertaining. The adjoining dining area accommodates a full-size table and opens directly to the backyard, making summer barbecues easy. A comfortable living room, convenient powder room and mudroom with garage access complete the main level.

Upstairs, the primary bedroom overlooks the backyard and features a WALK-IN CLOSET and private ensuite with a large WALK-IN SHOWER. Two additional bedrooms, a full four-piece bathroom and UPPER-LEVEL LAUNDRY offer a practical layout that keeps everyday routines simple.

The unfinished basement gives you room to grow, with space to plan a future recreation room, home gym or office while enjoying plenty of storage today.

Outside, established flowers and greenery frame a stone sitting area, creating an inviting spot for outdoor meals and evenings around the firepit. A green buffer beyond the rear boundary, with no homes directly behind, gives the backyard an open outlook.

Driveway parking and convenient connections to Deerfoot Trail and Stoney Trail add to the everyday appeal. Well maintained and ready for its next owners, this home brings together a functional layout, finished outdoor space and the amenities that make Seton such a convenient place to live.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2343890
Bedrooms	3
Bathrooms	3
Year Built	2018
Property Type:	Residential

Property Sub Type:	Semi Detached (Half Duplex)
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey, Attached-Side by Side
Total Living Area:	1,531 sq. ft.
Main Level Finished Area:	737 sq. ft.
Upper Level Finished Area:	794 sq. ft.
Below Grade Finished Area:	688 sq. ft.
HOA Fee Frequency:	Annually
Acreage:	No
Lot Area:	2,777 sq. ft.
Lot Frontage:	24'8½"
Front Exposure:	East
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	7
Year built:	2018 (Age: 8)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)

Num Ensuite Baths:	1
Plan:	1712490
Heating:	Forced Air
Basement:	Full, Unfinished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Wood Frame
Structure Type:	Duplex
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Vinyl
Cooling:	Central Air
Fireplaces:	0
Garage:	Yes
Garage Spaces:	1
Parking:	Driveway, Front Drive, Insulated, Single Garage Attached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Upper Level
HOA Fee:	$451.50
City Quadrant:	Southeast
Community:	Seton
Amenities:	Clubhouse
Appliances:	Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Inclusions:	N/A

Restrictions:	None Known
Main Floor	Foyer · 8'6" × 6'8" ·
Main Floor	Kitchen · 11'9" × 9'4" ·
Main Floor	Pantry · 3'4" × 2'3" ·
Main Floor	Dining Room · 10'3" × 7'6" ·
Main Floor	Living Room · 13'2" × 10'10" ·
Upper Level	Bedroom - Primary · 14'2" × 10'6" ·
Upper Level	Bedroom · 13'6" × 9'7" ·
Upper Level	Bedroom · 11'2" × 8'10" ·
Upper Level	Walk-In Closet · 7' × 6' ·
Upper Level	Laundry · 6'1" × 3'2" ·
Title to Land:	Fee Simple
Community Features:	Clubhouse
Interior Features:	Breakfast Bar, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Tankless Hot Water
Exterior Features:	Fire Pit, Garden, Private Yard
Patio And Porch Features:	Deck
Lot Features:	Backs on to Park/Green Space, Close to Clubhouse, Front Yard, Garden, Greenbelt, Landscaped, Lawn, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone SE
Zoning:	R-Gm
Listed Date:	Sep 17, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1040-seton-circle-se-calgary-a2343890/

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