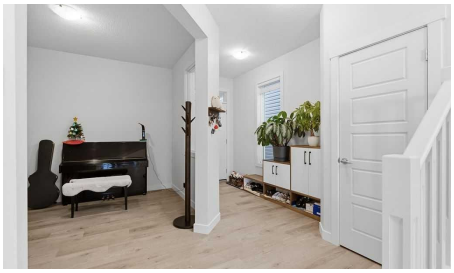
# 33 Seton Parade SE

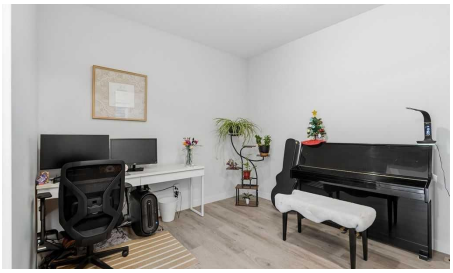
Calgary | Active | MLS® A2359204

**$739,900**







| Bedrooms | Bathrooms | Year Built | Living area |
|---|---|---|---|
| **3** | **3** | **2021** | **2,350 sq. ft.** |

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**403-830-5152 | tiwana@maltiwana.ca**

Listed by Skyrock

# A closer look

Welcome to 33 Seton Parade SE, an exceptionally upgraded and energy-efficient residence that seamlessly combines contemporary elegance, thoughtful design, and outstanding functionality in the highly sought-after community of Seton. A remarkable highlight of this home is its SOLAR PANEL SYSTEM, designed to reduce reliance on conventional utilities while offering the potential for substantial long-term energy savings. Step inside to discover a bright and welcoming main floor, beautifully illuminated by an abundance of natural light with southwest backyard facing. The thoughtfully crafted open-concept design creates a seamless flow between the kitchen, dining, and living areas, providing an ideal setting for both sophisticated entertaining and comfortable everyday living. The beautifully enhanced kitchen showcases an elegant new tile backsplash, extensive cabinetry, generous countertop space, and an impressive central island. The kitchen and bathroom countertops have also been elevated to a comfortable 36-inch height, offering enhanced ergonomics and a refined contemporary touch. Adding even more value, the stove, dishwasher, and microwave are all brand new in 2026! The spacious dining and living areas provide an inviting atmosphere for gathering with family and friends. A generously proportioned main-floor office offers the perfect work-from-home environment, combining convenience with versatility. The upper level features a luxurious primary retreat, offering a peaceful sanctuary complete with a walk-in closet and private ensuite. Thoughtful bathroom enhancements include a beautifully tiled shower and the addition of a convenient handheld shower attachment to the bathtub. The main bathroom has also undergone an impressive transformation, replacing the original bathtub with a stylish walk-in shower featuring elegant tile finishes. Additional two generously sized bedrooms provide comfortable accommodations for family members and guests alike. A generously sized bonus room perfect for family activities, entertainment, and quality time together. The undeveloped basement offers exceptional potential and endless possibilities, featuring impressive 9-foot ceilings, enlarged windows that invite additional natural light, and a separate side entrance. Step outdoors to enjoy the beautifully maintained backyard, complete with a spacious composite deck overlooking a lush green setting. Whether hosting summer barbecues, enjoying outdoor dining, or simply unwinding in the fresh air, this outdoor space provides the perfect extension of your living area. An added bonus is the extra-long driveway, providing ample additional parking for multiple vehicles and added convenience for family and guests.The location is equally impressive! you'll enjoy exceptional access to an array of recreational amenities, including Brookfield Residential Community Centre, the water park, playgrounds, sports fields, and outdoor pickleball courts. A truly exceptional opportunity not to be missed!

# Property details

| | |
|---|---|
| **Status** | Active |
| **Prop. Type** | Residential |
| **MLS® Num** | A2359204 |
| **Bedrooms** | 3 |
| **Bathrooms** | 3 |
| **Year Built** | 2021 |
| **Property Type:** | Residential |

| | |
|---|---|
| **Property Sub Type:** | Detached |
| **Condo Type:** | Not a Condo |
| **Transaction Type:** | For Sale |
| **Suite:** | No |
| **Num Legal Suites:** | 0 |
| **Num Illegal Suites:** | 0 |
| **Home Style:** | 2 Storey |
| **Total Living Area:** | 2,350 sq. ft. |
| **Main Level Finished Area:** | 1,005 sq. ft. |
| **Upper Level Finished Area:** | 1,345 sq. ft. |
| **Below Grade Finished Area:** | 1,010 sq. ft. |
| **HOA Fee Frequency:** | Annually |
| **Acreage:** | No |
| **Lot Area:** | 3,756 sq. ft. |
| **Lot Frontage:** | 29'10" |
| **Front Exposure:** | East |
| **Unit Exposure:** | East |
| **Levels:** | Two |
| **Total Rooms Above Grade:** | 9 |
| **Year built:** | 2021 (Age: 5) |
| **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:** | 1910572 |
| **Heating:** | Forced Air, Natural Gas |
| **Basement:** | Full, Unfinished, Separate/Exterior Entry |
| **Foundation:** | Poured Concrete |
| **New Constr.:** | No |
| **Construction Material:** | Wood Frame |
| **Structure Type:** | House |
| **Roof:** | Asphalt Shingle |
| **Ensuite:** | Yes |
| **Flooring:** | Carpet, Tile, Vinyl Plank |
| **Cooling:** | None |
| **Fireplaces:** | 1 |
| **Fireplace Details:** | Gas |
| **Garage:** | Yes |
| **Garage Spaces:** | 2 |
| **Parking:** | Double Garage Attached |
| **Parking Places:** | 6 |
| **Parking Total/Covered:** | 6 / - |
| **Laundry Features:** | Laundry Room |
| **HOA Fee:** | $413.00 |
| **City Quadrant:** | Southeast |
| **Community:** | Seton |
| **Amenities:** | Recreation Facilities |
| **Appliances:** | Dishwasher, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| **Inclusions:** | Dinning room bench and entryway shoe cabinet |

| | |
|---|---|
| **Restrictions:** | None Known |
| **Main Floor** | Foyer · 10'2" × 5'1" · |
| **Main Floor** | Office · 10'7" × 10'5" · |
| **Main Floor** | Family Room · 13'8" × 13' · |
| **Main Floor** | Dining Room · 13'9" × 9'10" · |
| **Main Floor** | Kitchen · 18'7" × 13'5" · |
| **Main Floor** | Pantry · 5'6" × 5'1" · |
| **Main Floor** | Mud Room · 8'8" × 7'6" · |
| **Upper Level** | Bedroom - Primary · 13'9" × 12'11" · |
| **Upper Level** | Walk-In Closet · 11'10" × 6'5" · |
| **Upper Level** | Family Room · 18'5" × 17'1" · |
| **Upper Level** | Laundry · 7'9" × 7'3" · |
| **Upper Level** | Bedroom · 10'9" × 10'3" · |
| **Upper Level** | Bedroom · 14'9" × 12'3" · |
| **Title to Land:** | Fee Simple |
| **Community Features:** | Clubhouse, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights |
| **Interior Features:** | Double Vanity, French Door, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Smart Home |
| **Exterior Features:** | Storage |
| **Patio And Porch Features:** | Deck |
| **Lot Features:** | Landscaped, Level |
| **Num. of Parcels:** | 0 |
| **Fencing:** | Fenced |
| **Region:** | Calgary |
| **Zone:** | CAL Zone SE |
| **Zoning:** | R-G |

| | |
|---|---|
| **Listed Date:** | Nov 18, 2026 |

### Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/33-seton-parade-se-calgary-a2359204/

### Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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