76 Seton Row SE

Calgary | Active | MLS® A2340167

$688,750









Bedrooms	Bathrooms	Year Built	Living area
5	**4**	**2022**	**1,740.77 sq. ft.**

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403-830-5152 | tiwana@maltiwana.ca

Listed by Charles

A closer look

Welcome to 76 Seton Row SE - a beautifully designed home offering nearly 2,600 sq. ft. of developed living space, including a legal 2-bedroom basement suite. Built in 2022 and situated on one of the largest lots in Seton - this property offers a total of 5 bedrooms, 3.5 bathrooms, modern finishes throughout, and exceptional flexibility for families, multi-generational living, or those looking for the added benefit of a legal secondary suite. The main level features a bright and open-concept layout where the great room, dining area, and kitchen flow seamlessly together. Luxury vinyl plank flooring, high ceilings, a neutral colour palette, and contemporary finishes create a polished yet inviting atmosphere. At the heart of the home, the kitchen is beautifully appointed with quartz countertops, a tiled backsplash, stainless steel appliances, a large island, and a spacious corner pantry. The kitchen opens directly to the generous dining area and great room, creating an ideal setting for everyday living and entertaining. A 2-piece powder room completes the main level. On the upper level, a spacious bonus room provides an additional gathering space for the family. The primary retreat features a walk-in closet and a well-appointed 4-piece ensuite with dual vanities, quartz countertops, and plenty of storage. Two additional bedrooms, another full 4-piece bathroom, and a conveniently located laundry room complete the upper level. The fully legal basement suite offers an impressive secondary living space with its own separate rear entrance. Thoughtfully finished with the same modern feel as the rest of the home, the suite includes a full kitchen with stainless steel appliances and quartz countertops, a comfortable living area, two well-sized bedrooms, a full bathroom, and dedicated laundry. Outside is where this property truly sets itself apart. At 5,758 square feet, the oversized pie-shaped lot is one of the largest in Seton, providing an abundance of private backyard space and outstanding future possibilities. There is room to construct a triple garage (subject to city approval) while still retaining a dedicated parking pad for an RV or boat, offering a rare level of parking, storage, and versatility for the community. A welcoming front porch, large rear deck, and expansive yard provide plenty of additional space for entertaining, relaxing, gardening, or enjoying the outdoors. Located in Seton, residents are within walking distance of an incredible selection of shopping, dining, services, schools, transit, parks, The Block, and the South Health Campus, with the Seton YMCA just a short bike ride or drive away. Combining modern design, a fully legal basement suite, and an exceptionally rare lot with tremendous future potential, 76 Seton Row SE offers a standout opportunity in one of southeast Calgary's most amenity-rich communities.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2340167
Bedrooms	5
Bathrooms	4
Year Built	2022
Property Type:	Residential
Property Sub Type:	Detached

Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes
Num Legal Suites:	1
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	1,740.77 sq. ft.
Main Level Finished Area:	846.38 sq. ft.
Upper Level Finished Area:	894.39 sq. ft.
Below Grade Finished Area:	840.19 sq. ft.
HOA Fee Frequency:	Annually
Acreage:	No
Lot Area:	5,758 sq. ft.
Lot Frontage:	18'8"
Front Exposure:	Northeast
Levels:	Two
Total Rooms Above Grade:	7
Year built:	2022 (Age: 4)
Bedrooms:	5 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	2
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	2111817
Heating:	Forced Air

Basement:	Full, Finished, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Concrete, Vinyl Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Tile, Vinyl Plank
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Off Street, Parking Pad, RV Access/Parking
Parking Places:	3
Parking Total/Covered:	3 / -
Laundry Features:	Laundry Room, Lower Level, Multiple Locations, Upper Level
HOA Fee:	$451.50
City Quadrant:	Southeast
Community:	Seton
Amenities:	Playground, Recreation Facilities
Appliances:	Dishwasher, Dryer, Range, Range Hood, Refrigerator, Washer, Window Coverings
Inclusions:	Suite Appliances (Dishwasher, Refrigerator, Hood Fan, Range, Washer/Dryer), Garden Shed
Restrictions:	Easement Registered On Title, Restrictive Covenant
Main Floor	Great Room · 16'7" × 14'4" ·
Main Floor	Dining Room · 11'11" × 9'5" ·
Main Floor	Kitchen · 17'2" × 14'6" ·

Upper Level	Bonus Room · 14'1" × 12'6" ·
Upper Level	Bedroom - Primary · 13'9" × 12' ·
Upper Level	Bedroom · 12'3" × 9'8" ·
Upper Level	Bedroom · 9'6" × 9' ·
Upper Level	Laundry · Measurements not available ·
Lower Level	Living/Dining Room Combination · 11'1" × 10'4" ·
Lower Level	Kitchen · 10'7" × 8'7" ·
Lower Level	Bedroom · 14' × 9'6" ·
Lower Level	Bedroom · 10'10" × 8'4" ·
Lower Level	Furnace/Utility Room · 15'11" × 7'1" ·
Lower Level	Laundry · Measurements not available ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Built-in Features, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)
Exterior Features:	Private Entrance, Private Yard
Patio And Porch Features:	Deck, Front Porch
Lot Features:	Back Yard, Front Yard, Interior Lot, Pie Shaped Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone SE
Zoning:	R-G
Listed Date:	Sep 10, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/76-seton-row-se-calgary-a2340167/

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

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