

# \$729,900 - 36 Seton Gardens Se, Calgary

MLS® #A2210813

**\$729,900**

4 Bedroom, 4.00 Bathroom, 1,713 sqft

Residential on 0.07 Acres

Seton, Calgary, Alberta

\*\*\*Huge Price Reduction(\$20,000) Priced to Sell\*\* Welcome to your dream home in the heart of the vibrant and Everyoneâ€™s favorite Seton community! This beautifully maintained detached home backs directly onto a park, offering direct backyard access to natureâ€™perfect for active families who love the outdoors. With over 2,300 sq ft of comfortable living space, this 4-bedroom, 3.5-bathroom gem features a single attached garage and a fully finished basement. The main floor welcomes you with a bright, open-concept layout connecting the upgraded kitchen, cozy living room, and dining area, all overlooking the lush parkland behind. The kitchen is a chefâ€™s delight, complete with a large island, gas range, chimney hood fan, pantry, and sleek stainless-steel appliances. Upstairs, you'll find a spacious bonus family room, convenient laundry, two well-sized bedrooms, and a luxurious primary suite boasting a large walk-in closet and a stylish ensuite with dual sinks and a standing shower. The fully finished basement adds even more living space with an additional bedroom, a 3-piece bath with standing shower, and a versatile rec room ideal for entertaining. Seton is a community everyone loves, with everything you need close byâ€™from shopping centres and restaurants to the YMCA, movie theatre, and quick access to Deerfoot Trail and Stoney Ring Road. Even more exciting, the upcoming HOA facility will soon offer amazing amenities like a skating rink, gymnasium,



tennis courts, a community kitchen with event space, and more. Donâ€™t miss out on this perfect blend of comfort, convenience, and community living!

Built in 2019

**Essential Information**

MLS® #	A2210813
Price	\$729,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,713
Acres	0.07
Year Built	2019
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	36 Seton Gardens Se
Subdivision	Seton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M2Y5

**Amenities**

Amenities	Other
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

**Interior**

Interior Features	Kitchen Island, No Smoking Home
Appliances	Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Microwave,

	Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line, Garden, Playground
Lot Description	Irregular Lot, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 10th, 2025
Days on Market	18
Zoning	R-G
HOA Fees	375
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Royal LePage Solutions
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