

# \$770,000 - 54 Seton Manor Se, Calgary

MLS® #A2222171

**\$770,000**

3 Bedroom, 4.00 Bathroom, 1,980 sqft  
Residential on 0.07 Acres

Seton, Calgary, Alberta

Welcome this gorgeous home in the heart of Seton! This beautifully maintained detached home offers everything your family needs and more. Step inside to a stunning open-concept kitchen featuring high ceilings, a spacious pantry, and ample counter space—perfect for entertaining or everyday living.

Upstairs, you'll find three generous bedrooms, including a serene primary suite, plus a versatile bonus room ideal for a home office, playroom, or media space. With two full bathrooms upstairs and another in the fully developed basement, there's room and comfort for everyone.

Enjoy year-round comfort with central A/C and a garage equipped with a gas heater. Step outside to your private backyard—a peaceful retreat for relaxing, gardening, or summer barbecues.

Located in vibrant Seton, you're just minutes from schools, the South Health Campus, YMCA, shopping, dining, and transit. This is the perfect place to call home!

Built in 2018

## Essential Information

|        |           |
|--------|-----------|
| MLS® # | A2222171  |
| Price  | \$770,000 |



|                |             |
|----------------|-------------|
| Bedrooms       | 3           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,980       |
| Acres          | 0.07        |
| Year Built     | 2018        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 54 Seton Manor Se |
| Subdivision | Seton             |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T3M2V8            |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Other                  |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)                       |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Tankless Water Heater, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Electric, Living Room   |
| Has Basement      | Yes   |

Basement                      Finished, Full

**Exterior**

Exterior Features      BBQ gas line, Private Yard  
Lot Description        Back Yard  
Roof                      Asphalt Shingle  
Construction          Wood Frame  
Foundation            Poured Concrete

**Additional Information**

Date Listed              May 18th, 2025  
Days on Market        3  
Zoning                    R-G  
HOA Fees                375  
HOA Fees Freq.        ANN

**Listing Details**

Listing Office            MaxWell Capital Realty

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.