

# \$699,900 - 53 Seton Manor Se, Calgary

MLS® #A2261862

**\$699,900**

4 Bedroom, 5.00 Bathroom, 2,053 sqft

Residential on 0.06 Acres

Seton, Calgary, Alberta

OPEN HOUSE SUNDAY 19TH 1-3PM. Not your average cookie-cutter home! This 2 story w/ 3RD LEVEL LOFT is a FORMER Trico SHOWHOME, full of color, character, and style AND over 2800sqft of developed space. From the moment you walk in, the abundance of windows and 9'™ ceilings create a bright, open feel. The main floor features plank flooring, a stunning island kitchen with quartz counters, stainless appliances, and a walk-in pantry.

Upstairs you'll find 3 bedrooms, including a large primary with full ensuite, plus an awesome loft-style bonus area that can be used as a family room or even a second master suite with direct access to a full bathroom.

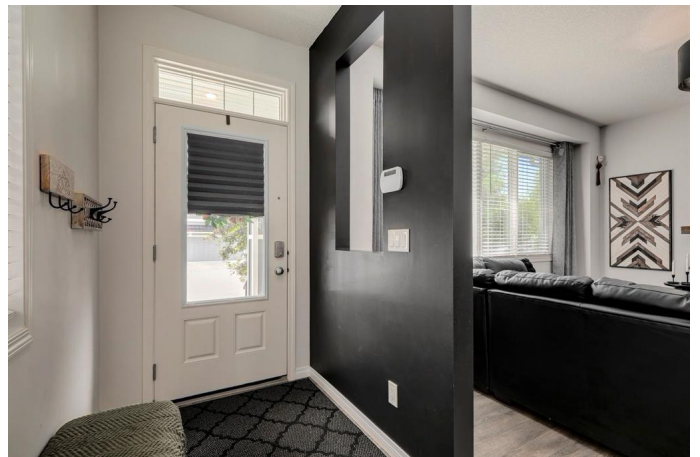
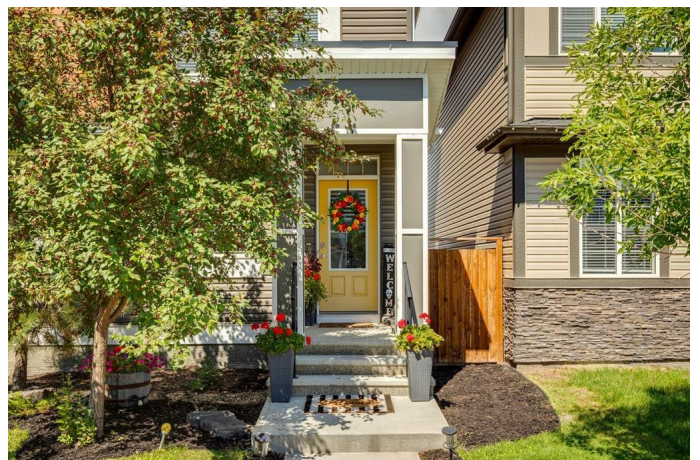
The finished basement adds even more living space with soaring ceilings, a huge bedroom, and a full bathroom—perfect for guests or extended family.

Other highlights: central A/C, underground sprinklers, upstairs laundry, designer lighting, and R-G zoning that allows for a garage suite (with city permits).

Located on a quiet street near shopping, the South Health Campus, and great amenities, this home stands out with its thoughtful design and vibrant personality.

Built in 2017

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2261862    |
| Price          | \$699,900   |
| Bedrooms       | 4           |
| Bathrooms      | 5.00        |
| Full Baths     | 4           |
| Half Baths     | 1           |
| Square Footage | 2,053       |
| Acres          | 0.06        |
| Year Built     | 2017        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 53 Seton Manor Se |
| Subdivision | Seton             |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2C 2C9           |

### Amenities

|                |                         |
|----------------|-------------------------|
| Amenities      | Playground              |
| Parking Spaces | 2                       |
| Parking        | Off Street, Parking Pad |

### Interior

|                   |                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Chandelier, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Stone Counters |
| Appliances        | Dishwasher, Dryer, Electric Oven, Microwave Hood Fan, Refrigerator, Washer, Window Coverings                               |
| Heating           | Forced Air                                                                                                                 |
| Cooling           | Central Air                                                                                                                |
| Has Basement      | Yes                                                                                                                        |
| Basement          | Finished, Full                                                                                                             |

### Exterior

|                   |              |
|-------------------|--------------|
| Exterior Features | BBQ gas line |
|-------------------|--------------|

|                 |                                                             |
|-----------------|-------------------------------------------------------------|
| Lot Description | Back Lane, Back Yard, Front Yard, Low Maintenance Landscape |
| Roof            | Asphalt Shingle                                             |
| Construction    | Vinyl Siding, Wood Frame                                    |
| Foundation      | Poured Concrete                                             |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 2nd, 2025 |
| Days on Market | 17                |
| Zoning         | R-G               |
| HOA Fees       | 375               |
| HOA Fees Freq. | ANN               |

### **Listing Details**

|                |                           |
|----------------|---------------------------|
| Listing Office | RE/MAX Landan Real Estate |
|----------------|---------------------------|

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