

# \$810,000 - 696 Seton Circle Se, Calgary

MLS® #A2221367

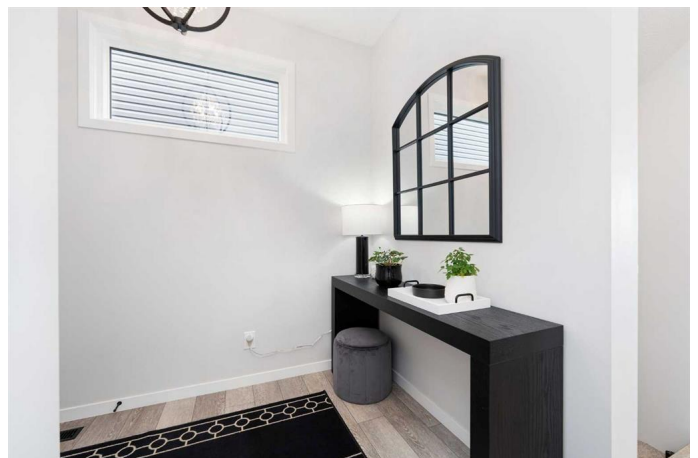
**\$810,000**

4 Bedroom, 3.00 Bathroom, 2,104 sqft

Residential on 0.08 Acres

Seton, Calgary, Alberta

Welcome to this beautifully upgraded 4-bedroom, 3-bathroom home in the vibrant and amenity-rich community of Seton! Perfectly designed for multi-generational living, this spacious two-storey home features a rare main floor bedroom complete with a mini walk-in closet and a full 4-piece bathroom just steps away—ideal for guests or extended family. Step inside to discover 9-ft ceilings and 8-ft doors on the main floor, creating an open and airy feel throughout. The heart of the home is the bright and inviting living space, where a chef-inspired kitchen awaits with granite countertops, stainless steel appliances, a large pantry, and a cleverly designed drawer with compartments for compost, recycling, and garbage. Patio doors lead from the dining area to a stunning, professionally landscaped backyard, where you’ll find a large deck, stone patio, mature trees, perennials, and marine-grade low-voltage lighting that creates a magical ambiance at night. Plus, enjoy breathtaking mountain views with no neighbours in front or behind! Upstairs, you’ll find three generous bedrooms, including a serene primary retreat with a 5-piece ensuite featuring dual vanities, a soaker tub, and a spacious walk-in closet. A cleverly designed guest bathroom offers double sinks in one area, with the toilet and tub in a private adjacent space—perfect for busy households. The upper level also boasts a cozy bonus room and a well-appointed laundry area with extra storage. Additional upgrades include



central air conditioning, a water softener, heated double garage, custom blinds on every window (some motorized), and a front porch ceiling outlet—ideal for hassle-free holiday lighting, controlled by a switch in the front closet. The 4-ft wide staircase makes moving a breeze, and the basement remains undeveloped and ready for your custom touch. Situated in a prime location near schools, shopping, the South Health Campus, and future LRT, this home combines functionality, comfort, and style. Don't miss your opportunity to own this well-loved and thoughtfully upgraded home in Seton! (Metal sign on fence gate and backyard excluded.)

Built in 2020

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2221367    |
| Price          | \$810,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 2,104       |
| Acres          | 0.08        |
| Year Built     | 2020        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 696 Seton Circle Se |
| Subdivision | Seton               |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3M 3C6             |

**Amenities**

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

### Interior

|                   |                                                                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bathroom Rough-in, Breakfast Bar, Ceiling Fan(s), Double Vanity, High Ceilings, Pantry, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s)             |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                                                                      |
| Cooling           | Central Air                                                                                                                                                  |
| Has Basement      | Yes                                                                                                                                                          |
| Basement          | Full, Unfinished                                                                                                                                             |

### Exterior

|                   |                                                                              |
|-------------------|------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Private Yard                                                   |
| Lot Description   | Back Lane, Back Yard, Landscaped, Low Maintenance Landscape, Rectangular Lot |
| Roof              | Asphalt Shingle                                                              |
| Construction      | Stone, Vinyl Siding, Wood Frame                                              |
| Foundation        | Poured Concrete                                                              |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 15th, 2025 |
| Days on Market | 2              |
| Zoning         | R-G            |
| HOA Fees       | 375            |
| HOA Fees Freq. | ANN            |

### Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX iRealty Innovations |
|----------------|----------------------------|

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