

# \$519,000 - 107 Seton Row Se, Calgary

MLS® #A2237886

**\$519,000**

2 Bedroom, 3.00 Bathroom, 1,278 sqft

Residential on 0.03 Acres

Seton, Calgary, Alberta

Welcome to this beautifully upgraded former SHOWHOME in the sought-after community of Seton—one of Calgary’s most dynamic and AMENITY-RICH neighbourhoods. With NO condo fees and thoughtful upgrades throughout, this semi-detached home offers exceptional value and turnkey convenience. Step inside and be greeted by a Bright, Welcoming foyer and a convenient half bath. The open-concept main level boasts 9-foot ceilings, an abundance of natural light, and stylish modern finishes. The kitchen is a showstopper with its oversized ISLAND, stainless steel appliances, QUARTZ countertops, and ample cabinet storage—perfect for casual living and entertaining. Enjoy the outdoors on your sunny south-facing balcony, ideal for morning coffee and evening BBQs. Upstairs, you'll find a spacious primary suite complete with a WALK-IN CLOSET and a spacious 4-piece ENSUITE. An additional bedroom, a full bathroom, and upstairs laundry add everyday convenience. Keep cool on these hot summer days with Air Conditioning and warm in the winter with your OVERSIZED Attached Garage. Located just minutes from all of Seton’s best offerings—South Health Campus, YMCA, Superstore, Joane Cardinal-Schubert High School, Cineplex, and the Seton Urban District—everything you need is right at your doorstep. Plus, with quick access to Deerfoot and Stoney Trail, commuting anywhere in the city is a breeze.



Book your Showing Today!

Built in 2022

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2237886      |
| Price          | \$519,000     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,278         |
| Acres          | 0.03          |
| Year Built     | 2022          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 107 Seton Row Se |
| Subdivision | Seton            |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T3M 3L6          |

### Amenities

|                |                                   |
|----------------|-----------------------------------|
| Amenities      | Other, Park                       |
| Parking Spaces | 1                                 |
| Parking        | Single Garage Attached, Oversized |
| # of Garages   | 1                                 |

### Interior

|                   |                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers                                                                                                         |
| Appliances        | Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                                   |
| Cooling           | Central Air                                                                                                               |

|                 |                                   |
|-----------------|-----------------------------------|
| Fireplace       | Yes                               |
| # of Fireplaces | 1                                 |
| Fireplaces      | Living Room, Decorative, Electric |
| Basement        | None                              |

## Exterior

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior Features | Balcony, BBQ gas line                 |
| Lot Description   | Landscaped, Low Maintenance Landscape |
| Roof              | Asphalt                               |
| Construction      | Vinyl Siding, Wood Frame              |
| Foundation        | Poured Concrete                       |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 8th, 2025 |
| Days on Market | 51             |
| Zoning         | R-G            |
| HOA Fees       | 375            |
| HOA Fees Freq. | ANN            |

## Listing Details

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

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