



132 Seton Villas SE
Calgary, Alberta

MLS # A2312022



\$719,000

Division:	Seton		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,842 sq.ft.	Age:	2022 (4 yrs old)
Beds:	6	Baths:	4
Garage:	Gravel Driveway, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Separate Entrance, Storage, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to 132 Seton Villas SE, Calgary - a rare opportunity offering 6 Bedrooms, 4 Bathrooms, and a fully Legal Basement Suite in one of Calgary's most sought-after and fastest-growing community of Seton. Thoughtfully designed with over 1,800 SQFT of above-grade living space, this modern laned home combines style, functionality, and exceptional investment potential. Step inside to discover a bright and open-concept main floor featuring a highly desirable bedroom and full bathroom, ideal for guests, multi-generational living, or a private home office. The spacious living and dining areas flow seamlessly into the modern kitchen with gas stove, complete with contemporary finishes, ample cabinetry, and abundant natural light throughout. Upstairs, you'll find a spacious primary retreat with a full ensuite, additional generously sized 2 secondary bedrooms, another full bathroom, a versatile bonus room perfect for family entertainment or relaxation, and the convenience of upper-floor laundry. Adding tremendous value is the fully legal 2-bedroom basement suite featuring its own private entrance, kitchen, full bathroom, separate laundry, and comfortable living space — an ideal mortgage helper or turnkey rental opportunity for investors. Location truly sets this home apart. Situated in the heart of Seton, one of Calgary's premier urban communities, residents enjoy unmatched access to top-tier amenities including the South Health Campus, the world's largest YMCA, Cineplex VIP Cinemas, restaurants, cafés, grocery stores, shopping, schools, parks, and everyday conveniences — all just minutes away. Quick access to Stoney Trail and Deerfoot Trail ensures seamless connectivity throughout the city. Whether you are looking for a family home, multi-generational setup, or a strong income-producing property, this

home offers incredible versatility in a high-demand location. Book your private showing today!