



GRASSROOTS
REALTY GROUP

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72 Seton Villas SE
Calgary, Alberta

MLS # A2312394



\$650,000

Division:	Seton		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,629 sq.ft.	Age:	2021 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.01 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Other	LLD:	-
Exterior:	Asphalt	Zoning:	R-G
Foundation:	None	Utilities:	-
Features:	Granite Counters		

Inclusions: N/A

Welcome to this beautifully designed home located in the vibrant and highly sought-after community of Seton — one of southeast Calgary's most exciting urban developments! Offering modern finishes, functional living spaces, and unbeatable access to amenities, this property presents an incredible opportunity for homeowners and savvy buyers looking for value, convenience, and lifestyle. From the moment you arrive, you will appreciate the attractive curb appeal and contemporary exterior that blends perfectly with the stylish character of the community. Inside, the home welcomes you with a bright and open-concept layout thoughtfully designed for comfortable everyday living and effortless entertaining. The spacious main living area is filled with natural light from large windows, creating a warm and inviting atmosphere throughout the home. Whether you are hosting friends, spending time with family, or enjoying a quiet evening, the living room provides the perfect space to relax and unwind. The modern kitchen is both functional and stylish, featuring ample cabinetry, generous counter space, quality appliances, and a layout designed to maximize convenience. The adjoining dining area flows seamlessly from the kitchen and living space, making it ideal for entertaining guests or enjoying family meals. Upstairs, you will find generously sized bedrooms designed for comfort and privacy. The primary bedroom offers a peaceful retreat with plenty of room to relax after a busy day, while additional bedrooms provide flexibility for family members, guests, home office space, or hobbies. The bathrooms are well appointed with clean finishes and practical layouts that complement the overall design of the home. Every space has been thoughtfully maintained to provide a move-in-ready opportunity for the next owner. One of the biggest highlights of this property is its

exceptional location within Seton. Known as Calgary's "downtown of the south," Seton offers residents an unmatched blend of urban convenience and community living. Just minutes away is the impressive South Health Campus, making the area highly desirable for professionals and families alike. Residents also enjoy access to the outstanding YMCA at Seton, one of the largest recreation facilities in North America, featuring fitness amenities, swimming pools, skating rinks, libraries, and programs for all ages. Shopping, dining, entertainment, grocery stores, coffee shops, and everyday essentials are all conveniently located nearby. The community continues to grow and thrive, making Seton one of Calgary's most exciting and future-focused neighborhoods. Commuters will appreciate quick access to major roadways including Deerfoot Trail and Stoney Trail, providing easy connectivity throughout the city. Public transit options and nearby amenities add to the overall convenience and lifestyle appeal of the area. Families will love the nearby schools, parks, pathways, playgrounds, and green spaces that create a welcoming and family