



137 Seton Villas SE
Calgary, Alberta

MLS # A2325379



\$675,000

Division:	Seton		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,816 sq.ft.	Age:	2022 (4 yrs old)
Beds:	6	Baths:	4
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Level, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Other, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recreation Facilities, See Remarks, Separate Entrance, Storage, Walk-In Closet(s)

Inclusions: NONE

EXCEPTIONAL VALUE | LEGAL BASEMENT SUITE | BEST LOCATION! Welcome to a beautifully designed, modern laned home in the vibrant and fast-growing community of Seton SE Calgary. This property delivers the perfect blend of lifestyle, functionality, and long-term investment value. With over 1,800 sq ft of thoughtfully designed living space above grade, this home is ideal for families, multi-generational living, or investors looking to secure a high-performing asset in one of Calgary's most future-proof communities. Step inside and experience a layout built for real life. The main floor features a rare and highly desirable bedroom paired with a full bathroom—perfect for guests, extended family, or a private office setup. The open-concept design creates a seamless flow between living, dining, and kitchen spaces, all enhanced by modern finishes and abundant natural light. Upstairs offers everything today's buyer is looking for: A spacious primary bedroom with a full ensuite A versatile bonus room ideal for entertainment or relaxation An additional full bathroom A conveniently located upper-level laundry room The value proposition becomes even stronger with the fully legal 2-bedroom basement suite, complete with its own kitchen, full bathroom, separate laundry, and private living space. This is a powerful mortgage helper or a turnkey rental opportunity, positioning this home as both a residence and an income-generating investment. Now let's talk about what truly sets this property apart—location. Seton is widely recognized as one of Calgary's most strategic and forward-thinking communities. Designed as a complete urban district, it offers a lifestyle that is unmatched in the southeast and continues to grow in value year after year. The community is anchored by the South Health Campus, one

of Calgary's most advanced hospitals, bringing world-class healthcare and strong economic stability to the area. It is also home to the largest YMCA in North America, delivering exceptional fitness, recreation, and family-focused amenities. Families will appreciate access to excellent schools in and around the community, making it an ideal place to raise children and build long-term roots. Seton is a true lifestyle hub, featuring a wide variety of restaurants, cafés, grocery stores, banks, retail shops, and professional services all within minutes. From everyday essentials to dining and entertainment, everything is right at your doorstep. The community also offers a growing entertainment district, including Cineplex VIP Cinemas and vibrant gathering spaces that make it easy to enjoy life without leaving your neighborhood. Connectivity is seamless with quick access to both Stoney Trail and Deerfoot Trail, allowing efficient travel across Calgary for work, business, or leisure. This is not just a home—it is a strategic opportunity to own in a high-growth, high-demand community designed for modern living. Opportunities like this do not last. Book your private showing.