



GRASSROOTS
REALTY GROUP

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31 Seton Row SE
Calgary, Alberta

MLS # A2334931



\$514,900

Division:	Seton		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,444 sq.ft.	Age:	2024 (2 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Walk-In Closet(s)		

Inclusions: TV Wall Mount

Tucked into one of Calgary's most connected new communities, this property allows you to enjoy the ease of townhome living with NO CONDO FEES. This is a FREEHOLD property, worth knowing up front, because it means full ownership of the land beneath you and predictable monthly costs. Built new within the last few years, the home is arranged over three thoughtfully designed levels, giving you separation between arriving home, living day to day, and winding down for the night. You enter into a bright foyer, with direct access to the ATTACHED GARAGE and a driveway that comfortably fits a second vehicle, along with a dedicated utility room and a 2-piece bathroom for guests. Huge bonus that there is somewhere to tuck away coats and boots before heading further inside. Head up to the main level and the layout opens right up, with a SHOW STOPPING KITCHEN. This includes a stainless steel appliance package, a coffee bar nook area, quartz countertops, and a pantry for everyday storage. You will love hosting here - the dining area comfortably seats a 6-8 person table, and the living room is warmed by a STUNNING FIREPLACE that makes the space feel comfortable. This is the level built for real life, whether that means cooking while keeping half an eye on a show or hosting a few people without anyone feeling boxed in. Step out from the main level onto your own PRIVATE BALCONY, a spot suited to a morning coffee or an evening outside without the upkeep of a backyard to maintain. The upper level is where the home quiets down. The primary bedroom is a proper retreat, with a WALK-THROUGH CLOSET and a 4-piece ensuite bathroom that gives you room to get ready without waiting in line. A second bedroom, a secondary full 4-piece bathroom, and the laundry room round out this level, so everything you need day to day is within a few steps of

each other rather than spread across the house. CENTRAL AC will keep you cool each summer! Living in Seton means the essentials are close by rather than a drive away: Superstore, Community Natural Foods, and Save-On-Foods for groceries, Good Earth Coffeehouse and Phil & Sebastian for coffee, and the South Health Campus and YMCA both minutes from your door. Families will find many schools all nearby, and the neighbourhood's HOA brings access to shared amenities as the community continues to build out. Quick access to both Deerfoot and Stoney Trail means the rest of Calgary is never far, whether you're commuting downtown or heading out for the weekend. For anyone who has been priced out of comparable condo living by fees that climb every year, this is a chance to own a similarly sized home outright, with costs you can actually plan around. Book your showing today!