



GRASSROOTS
REALTY GROUP

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97 Seton Manor SE
Calgary, Alberta

MLS # A2335273



\$699,900

Division:	Seton		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,829 sq.ft.	Age:	2018 (8 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached, Side By Side		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Street		

Heating:	Central, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Chandelier, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Basement - Stove, dishwasher, fridge, microwave hood fan		

REGISTERED LEGAL BASEMENT SUITE | LONG-TERM TENANT PAYING \$1,275/MONTH | IMMEDIATE POSSESSION An excellent opportunity to live upstairs while generating rental income from the registered legal basement suite! Located on a quiet street in Seton, this thoughtfully designed home offers three bedrooms and 2.5 bathrooms above grade, plus a self-contained one-bedroom, one-bathroom legal suite below. The suite is currently occupied by a long-term tenant paying \$1,275 per month, subject to the existing tenancy agreement. The bright, open-concept main level features nine-foot ceilings, modern decor, luxury wide-plank vinyl flooring, newer stainless-steel appliances, and a versatile den—ideal for a home office or study area. Upstairs, you will find three comfortable bedrooms, bonus room and two full bathrooms, including a private primary ensuite. The fully landscaped, northwest-facing backyard is fenced and includes a 15' x 10' wood deck. An oversized 22' x 22' detached double garage provides excellent parking and storage, while additional street parking is readily available. Enjoy a convenient Seton location close to the dog park, playgrounds, schools, parks, pathways, shopping, medical services, South Health Hospital campus and public transit. Immediate possession of the upper residence is available. Contact your REALTOR® today to arrange a private viewing!