



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

809 Seton Circle SE
Calgary, Alberta

MLS # A2347091



\$650,000

Division:	Seton		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,956 sq.ft.	Age:	2020 (6 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Landscaped, Level, No Back Lane, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: n/a

809 Seton Circle SE offers nearly 2,000 sq. ft. above grade, a fantastic family-friendly layout, and the added versatility of a fully developed legal suite in the basement—an excellent opportunity for long-term rental income, short-term rental use, or extended family. The main and upper levels total approximately 1,956 sq. ft. above grade and feature 3 bedrooms, 2.5 bathrooms, a spacious bonus room, upper-floor laundry and an attached double garage. The main floor is bright, open and highly functional. A welcoming foyer leads into the central kitchen, which connects seamlessly with the dining area and generous living room. The living room offers plenty of space to gather and is anchored by a fireplace, while the dining area provides direct access to the rear deck. A walk-in pantry, convenient 2-piece bathroom and mudroom connecting to the garage complete the level. The attached garage measures approximately 18' x 21'. Upstairs, the oversized central family room creates a great second living space for movie nights, a kids' play area or home office. The primary bedroom includes a walk-in closet and spacious 5-piece ensuite. Two additional bedrooms are both generously sized, with the larger bedroom offering its own walk-in closet. A full 4-piece bathroom and conveniently located upper laundry complete the second floor. Downstairs is where this property really sets itself apart. The fully developed legal suite offers approximately 714 sq. ft. of interior living space and includes its own kitchen, living/rec room, bedroom, 3-piece bathroom and laundry. There is also additional flexible space currently used as a gym, along with storage. Whether used for a long-term tenant, short-term rental accommodation or multi-generational living, the legal suite adds outstanding flexibility and income potential. Located in the vibrant community of Seton, this home puts you

close to shopping, restaurants, schools, parks, recreation, the South Health Campus and the extensive amenities that have made Seton one of Calgary's most popular southeast communities. With nearly 2,000 sq. ft. above grade, an excellent family layout, attached double garage and a valuable legal suite, 809 Seton Circle SE offers a combination of lifestyle and investment potential that is increasingly difficult to find.