



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

84 Seton Terrace SE
Calgary, Alberta

MLS # A2348054

\$574,999

Division:	Seton		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,826 sq.ft.	Age:	2018 (8 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Interior Lot, Lawn, Level, Low Maintenance Landscap		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Separate Entrance, Storage, Walk-In Closet(s)		
Inclusions:	N/A		

Exceptionally cared for and clearly loved, this 1,826 sq. ft. home has a layout that just works. It also has something you don't always find in Seton, genuine character. From the exterior, the covered front porch stands out, while the upper balcony and natural wood posts give the home a distinctive look and create great outdoor spaces before you even step inside. The main floor is bright and thoughtfully laid out. A proper den/office sits at the front of the home, giving you a dedicated workspace. The kitchen is the centre of the home with rich espresso cabinetry, stainless steel appliances, full tile backsplash and a large granite island with plenty of room to prep, gather and sit. The dining area flows naturally into the living room, where large windows bring in loads of natural light. Upstairs is where the floor plan really shines. A large bonus room gives you a second living space for movie nights, kids, a home office or simply a place to spread out. The primary bedroom has direct access to the covered upper balcony, a great little retreat and a feature you'll actually use. 2 additional bedrooms, a 4 piece bathroom, ensuite and dedicated laundry complete the upper level. Outdoors a sunny south-facing yard gives you plenty of room to enjoy the warmer months. The basement is currently unfinished and offers an impressive footprint. With a separate entrance already in place, there is substantial potential to create additional living space, a recreation room, home gym, bedrooms or potentially a secondary suite, subject to City approvals and permits. This home has been very well maintained, feels fresh and cared for, and offers the kind of practical spaces that make everyday life easier. Add in Seton's restaurants, shopping, entertainment, South Health Campus and easy access to major routes, and you have a home that offers both comfort now and plenty of potential for later!

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