\$684,900 - 90 Seton Grove Se, Calgary

MLS® #A2268930

\$684,900

4 Bedroom, 4.00 Bathroom, 1,819 sqft Residential on 0.08 Acres

Seton, Calgary, Alberta

Your perfect home or investment opportunity awaits!

Welcome to this stunning 3 bedroom, 2.5 bathroom home in the highly desirable community of Seton. This exceptional property also features a full 1 bedroom, 1 bathroom LEGAL basement suite offering fantastic flexibility and the potential for rental income.

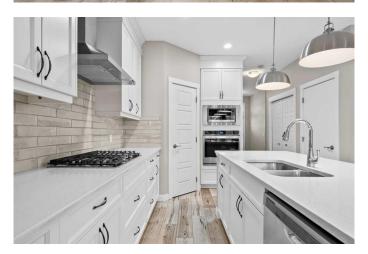
Step inside to find a bright, thoughtfully designed office space, perfect for working or studying from home. The open-concept main floor seamlessly connects the UPGRADED kitchen, dining, and living room, creating an inviting space for everyday living and entertaining. The modern kitchen boasts a LARGE QUARTZ ISLAND, BUILT IN stainless steel OVEN AND MICROWAVE and a GAS COOKTOP, complemented by a sleek stainless steel refrigerator.

Upstairs, retreat to the spacious master bedroom complete with a walk-in closet and a luxurious 4-piece ensuite. You'II also find a bonus room, two additional bedrooms, a full 4-piece bathroom and a convenient upper-level laundry roomâ€"ideal for family living.

The BASEMENT SUITE is a fully self-contained legal unit featuring an open-concept living room and kitchen, stainless steel appliances, ample storage and







a bright bedroom with two windows. A 4-piece bathroom ensures privacy and comfort for guests or tenants.

Living in Seton's Urban District means having everything you need right at your doorstepâ€"restaurants, shops, grocery stores, and entertainment options, including the Cineplex VIP Theatre. The community is anchored by the South Health Campus, providing exceptional healthcare, and features top amenities such as the Seton YMCA and public library.

Families will love being within walking distance of Joane Cardinal-Schubert High School and the community association is located just down the street that features a splash park, hockey rink, tennis courts and beautifully landscaped gardens. Don't miss this great opportunity and book your showing today!

Built in 2019

Essential Information

MLS® # A2268930 Price \$684,900

Bedrooms 4

Bathrooms 4.00

Full Baths 3

Half Baths 1

Square Footage 1,819

Acres 0.08

Year Built 2019

Type Residential

Sub-Type Detached

Style 2 Storey

Status Active

Community Information

Address 90 Seton Grove Se

Subdivision Seton
City Calgary
County Calgary
Province Alberta
Postal Code T3M 2Y6

Amenities

Amenities Clubhouse, Fitness Center, Party Room, Playground, Racquet Courts,

Dog Park, Game Court Interior, Picnic Area, Recreation Facilities,

Recreation Room, Workshop

Parking Spaces 2

Parking Parking Pad

Interior

Interior Features Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz

Counters, Separate Entrance, Walk-In Closet(s)

Appliances Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave, Range

Hood, Refrigerator, Washer/Dryer, Window Coverings

Heating Forced Air

Cooling None
Has Basement Yes
Basement Full

Exterior

Exterior Features BBQ gas line

Lot Description Back Lane, Back Yard, Lawn

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

Additional Information

Date Listed November 12th, 2025

Zoning R-G HOA Fees 430 HOA Fees Freq. ANN

Listing Details

Listing Office eXp Realty

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