

# \$849,900 - 21 Seton Parade Se, Calgary

MLS® #A2255895

**\$849,900**

4 Bedroom, 4.00 Bathroom, 2,213 sqft

Residential on 0.09 Acres

Seton, Calgary, Alberta

Welcome to your dream home in the vibrant community of Seton!

This beautifully designed 2200+ sq. ft. detached family home sits on a large lot with a long front driveway and an oversized double garage, offering the perfect blend of space and functionality. From the moment you arrive, the covered front entrance invites you inside.

Step into a bright, open-concept main floor where warm luxury vinyl plank flooring flows throughout. At the heart of the home is a grand chef's kitchen with extensive upgrades, featuring stainless steel appliances, a gas cooktop, built-in oven and microwave, a double-door fridge, and ceiling-height cabinetry. The open layout seamlessly connects the kitchen, dining, and living spaces, while large windows fill the home with natural light. A cozy fireplace adds charm on cooler days, and the walk-through pantry from the garage—complete with a privacy door—makes daily living easy.

Upstairs, you'll find a spacious bonus room, two generous bedrooms, and a spa-like primary suite with a large window, double vanity sinks, a tiled stand-alone tub, tiled shower, and an expansive walk-in closet. An additional four-piece bathroom completes the upper level.

The fully finished basement offers incredible



flexibility”currently set up as a home theatre and workstation, it’s also perfect as a games area or gym. A four-piece bathroom and full bedroom make it ideal for guests or extended family.

Additional highlights include:

Central air conditioning for year-round comfort

Backyard landscaping with a deck for easy outdoor living

Low-maintenance gravel side yard

Seton is one of Calgary’s fastest-growing, award-winning communities, celebrated for its urban design, world-class amenities, South Health Campus, YMCA, shopping, restaurants, and future Green Line LRT access. This home places you at the heart of it all”offering not just a residence, but a lifestyle.

Built in 2020

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2255895    |
| Price          | \$849,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,213       |
| Acres          | 0.09        |
| Year Built     | 2020        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 21 Seton Parade Se |
| Subdivision | Seton              |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T3M 2C4            |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### **Interior**

|                   |                                                                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Storage, Vinyl Windows |
| Appliances        | Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave, Refrigerator, Washer, Window Coverings                                                                                      |
| Heating           | Forced Air                                                                                                                                                                            |
| Cooling           | Central Air                                                                                                                                                                           |
| Fireplace         | Yes                                                                                                                                                                                   |
| # of Fireplaces   | 1                                                                                                                                                                                     |
| Fireplaces        | Gas                                                                                                                                                                                   |
| Has Basement      | Yes                                                                                                                                                                                   |
| Basement          | Finished, Full                                                                                                                                                                        |

### **Exterior**

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Exterior Features | BBQ gas line, Private Yard                                      |
| Lot Description   | Back Yard, Landscaped, Lawn, Low Maintenance Landscape, Private |
| Roof              | Asphalt Shingle                                                 |
| Construction      | Stone, Vinyl Siding, Wood Frame                                 |
| Foundation        | Poured Concrete                                                 |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 11th, 2025 |
| Days on Market | 40                   |
| Zoning         | R-G                  |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX Complete Realty |
|----------------|------------------------|

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