

# \$740,000 - 53 Seton Manor Se, Calgary

MLS® #A2250133

**\$740,000**

4 Bedroom, 5.00 Bathroom, 2,053 sqft

Residential on 0.06 Acres

Seton, Calgary, Alberta

Not your average cookie-cutter home! This 2 story w/ 3 level Loft is a former Trico showhome, full of color, character, and style AND over 2800sqft of developed space. From the moment you walk in, the abundance of windows and 9â€™™ ceilings create a bright, open feel. The main floor features plank flooring, a stunning island kitchen with quartz counters, stainless appliances, and a walk-in pantry.

Upstairs youâ€™™ll find 3 bedrooms, including a large primary with full ensuite, plus an awesome loft-style bonus area that can be used as a family room or even a second master suite with direct access to a full bathroom.

The finished basement adds even more living space with soaring ceilings, a huge bedroom, and a full bathroomâ€™™perfect for guests or extended family.

Other highlights: central A/C, underground sprinklers, upstairs laundry, designer lighting, and R-G zoning that allows for a garage suite (with city permits).

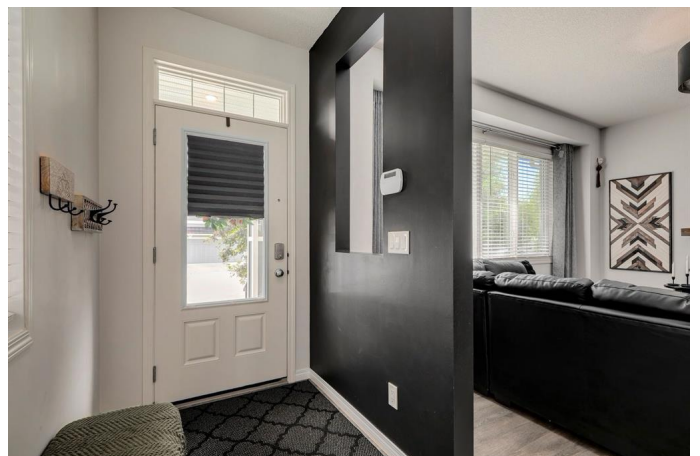
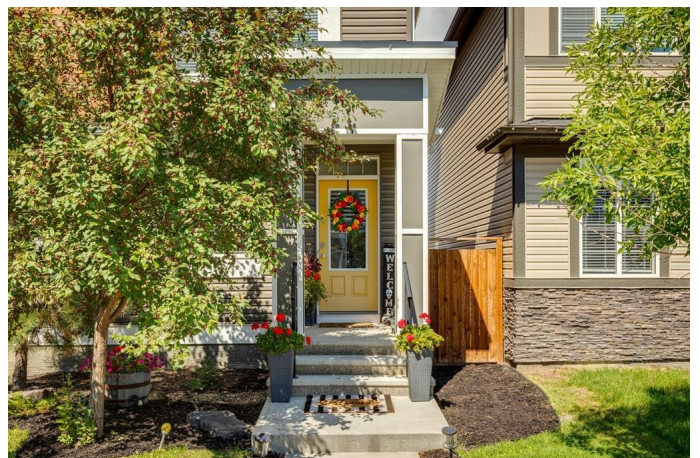
Located on a quiet street near shopping, the South Health Campus, and great amenities, this home stands out with its thoughtful design and vibrant personality.

Built in 2017

## Essential Information

MLS® #

A2250133



|                |             |
|----------------|-------------|
| Price          | \$740,000   |
| Bedrooms       | 4           |
| Bathrooms      | 5.00        |
| Full Baths     | 4           |
| Half Baths     | 1           |
| Square Footage | 2,053       |
| Acres          | 0.06        |
| Year Built     | 2017        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 53 Seton Manor Se |
| Subdivision | Seton             |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2C 2C9           |

### Amenities

|                |                         |
|----------------|-------------------------|
| Amenities      | Playground              |
| Parking Spaces | 2                       |
| Parking        | Off Street, Parking Pad |

### Interior

|                   |                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Chandelier, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Storage, Vinyl Windows |
| Appliances        | Dishwasher, Dryer, Electric Oven, Microwave Hood Fan, Refrigerator, Washer, Window Coverings                               |
| Heating           | Forced Air                                                                                                                 |
| Cooling           | Central Air                                                                                                                |
| Has Basement      | Yes                                                                                                                        |
| Basement          | Finished, Full                                                                                                             |

### Exterior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Exterior Features | BBQ gas line                                                |
| Lot Description   | Back Lane, Back Yard, Front Yard, Low Maintenance Landscape |

|              |                          |
|--------------|--------------------------|
| Roof         | Asphalt Shingle          |
| Construction | Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete          |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 20th, 2025 |
| Days on Market | 40                |
| Zoning         | R-G               |
| HOA Fees       | 375               |
| HOA Fees Freq. | ANN               |

**Listing Details**

|                |                           |
|----------------|---------------------------|
| Listing Office | RE/MAX Landan Real Estate |
|----------------|---------------------------|

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