

\$575,000 - 174 Seton Grove Se, Calgary

MLS® #A2269020

\$575,000

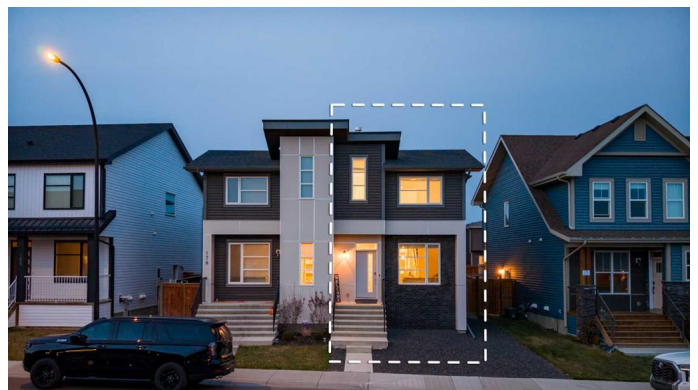
2 Bedroom, 3.00 Bathroom, 1,620 sqft

Residential on 0.06 Acres

Seton, Calgary, Alberta

Welcome to this beautifully maintained semi-detached home in the vibrant community of Seton — where style, functionality, and future potential come together seamlessly. Offering 2 bedrooms, 2.5 bathrooms, and a dual primary suite layout, this 2-storey home is ideal for couples, roommates, or anyone seeking a flexible living space designed for modern life. Step inside to a warm and welcoming main floor that opens into a bright living room centered around a stunning brick-facing fireplace, creating a cozy and inviting space to unwind. The open-concept design flows naturally toward the rear of the home, where you™ find a spacious kitchen and dining area perfect for entertaining. The kitchen features a large central island with quartz countertops, ample cabinetry and counter space, and a walk-in pantry offering fantastic storage. A well-placed 2-piece powder room and thoughtful closet space complete the main level.

Upstairs, the dual primary suite design ensures privacy and comfort for everyone. Each bedroom boasts a walk-in closet and a 4-piece ensuite bathroom, providing the ideal setup for shared living or accommodating guests. Between the two bedrooms is a central family room, perfect as a media lounge, home office, or reading nook. The convenient upper laundry makes daily life that much easier. The unfinished basement is a blank canvas ready for your ideas — with rough-in plumbing and insulation already complete, plus



a separate side entrance offering excellent potential for future development. Outside, enjoy a low-maintenance yard that’s perfect for relaxing or entertaining, featuring a stamped concrete patio with bracket support for a future concrete staircase installation. A walkway leads to the oversized double detached garage, offering secure parking and additional storage. Located just minutes from Seton’s vibrant urban district with shops, restaurants, the South Health Campus, YMCA, and schools nearby, this home offers both comfort and convenience in one of Calgary’s most desirable newer communities. Move-in ready with room to grow – this is the perfect place to start your next chapter.

Built in 2019

Essential Information

MLS® #	A2269020
Price	\$575,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,620
Acres	0.06
Year Built	2019
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	174 Seton Grove Se
Subdivision	Seton
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T3M 2Y9

Amenities

Amenities	Other
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	High Ceilings, Kitchen Island, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Brick Facing
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 6th, 2025
Days on Market	13
Zoning	R-G
HOA Fees	375
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX iRealty Innovations
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