

# \$649,900 - 27 Seton Parade Se, Calgary

MLS® #A2259199

**\$649,900**

2 Bedroom, 3.00 Bathroom, 1,129 sqft

Residential on 0.08 Acres

Seton, Calgary, Alberta

Welcome to the first ever Banff model built by award winning builder, Cedarglen Homes! This unique bungalow features incredible upgrades and a unique fully functional floor plan, with almost 2000 square feet of living space. As you enter the main foyer, you are welcomed to a fabulous great room plan, flooded with natural light. Warm luxury vinyl plank floors, throughout the main floor, including 8" doors throughout. Soaring vaulted ceilings, give this home a lovely, open vibe. The central kitchen features a large quartz island, upgraded floor to ceiling soft close cabinetry, and high end stainless steel appliances, including a gas range with dual ovens. A large pantry, adds to the abundance of storage. The dining nook adjacent to the kitchen is spacious, and perfect for family dinners. The living space is expansive and boasts a large fireplace, and large sliding doors to a private cozy yard. The fully fenced yard showcases a large deck and lower patio space, as well as lots of green space. An excellent extension for entertaining from the main living space. The master suite is large and features massive windows, a 5 pc ensuite w/ double vanity, custom shower & soaker tub plus a large walk in closet! A Main floor spacious laundry room is convenient, and located just by the main level half bath. The basement is fully finished with a large rec room (the ultimate theatre space and games room), full 4 pc bathroom and large 2nd bedroom. An enclosed Gym, or third bedroom can easily be added to this



level. The mechanical room is huge and offers ample storage space. The double attached garage is spacious, with room for shelving and an additional fridge or freezer. Meticulously maintained and freshly painted. Just like new! You cant beat this location. Situated on a quiet street, with a private yard, and in the fabulous community of Seton. Steps to restaurants, shopping, movie theatre, grocery stores, YMCA, public library, schools, and the South Health Campus. The new Homeowner Association will give you access to a splash park, hockey rinks, tennis courts, gardens, entertainment space and so much more! This is an excellent opportunity to own a unique bungalow in one of the best award winning communities. Motivated seller as they are moving out of province. Dont miss this unique opportunity to own this fantastic property at a irreplaceable price!

Built in 2021

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2259199    |
| Price          | \$649,900   |
| Bedrooms       | 2           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,129       |
| Acres          | 0.08        |
| Year Built     | 2021        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### **Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 27 Seton Parade Se |
| Subdivision | Seton              |

|             |         |
|-------------|---------|
| City        | Calgary |
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T3M3B6  |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home                            |
| Appliances        | Built-In Gas Range, Central Air Conditioner, Dishwasher, Microwave, Range Hood, Refrigerator, Washer/Dryer, Water Softener |
| Heating           | Forced Air                                                                                                                 |
| Cooling           | Central Air                                                                                                                |
| Fireplace         | Yes                                                                                                                        |
| # of Fireplaces   | 1                                                                                                                          |
| Fireplaces        | Electric                                                                                                                   |
| Has Basement      | Yes                                                                                                                        |
| Basement          | Finished, Full                                                                                                             |

### Exterior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Exterior Features | Garden                                                                |
| Lot Description   | Back Yard, Gazebo, Landscaped, Low Maintenance Landscape, See Remarks |
| Roof              | Asphalt                                                               |
| Construction      | Wood Frame                                                            |
| Foundation        | Poured Concrete                                                       |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 24th, 2025 |
| Days on Market | 14                   |
| Zoning         | R-G                  |
| HOA Fees       | 440                  |
| HOA Fees Freq. | ANN                  |

### Listing Details

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