

# \$575,000 - 876 Seton Circle Se, Calgary

MLS® #A2247025

**\$575,000**

3 Bedroom, 3.00 Bathroom, 1,561 sqft  
Residential on 0.07 Acres

Seton, Calgary, Alberta

Welcome to 876 Seton Circle SE â€” a beautifully appointed home offering style, comfort, and a prime location in one of Calgaryâ€™s most vibrant and growing communities.

The main floor features an inviting open-concept design with 9 ft ceilings and luxury vinyl plank flooring. The kitchen is a chefâ€™s delight with quartz countertops, floor-to-ceiling cabinetry, a chimney-style hood fan, integrated microwave, stainless steel appliances, and a brand-new electric range (2025). The layout flows seamlessly into the dining and living areas, creating a perfect space for both everyday living and entertaining. A nice-sized foyer welcomes you at the front entry, while a mudroom off the garage adds everyday convenience and extra storage.

Upstairs, the spacious primary bedroom includes a dual-sink ensuite and a large walk-in closet. Two additional generously sized bedrooms and a full bathroom complete this level.

The home also offers a separate side entrance to the 742 sq. ft. unfinished basement, providing a blank canvas for your future development.

Outside, enjoy the nicely landscaped backyard with a deck and new grass (2025), perfect for



relaxing while taking in the mountain views. A single-car attached garage and extra driveway parking add to the convenience.

This property offers excellent accessibility with quick connections to Stoney Trail, nearby shopping, restaurants, and services. Even more exciting, the new Seton Homeowners Association Centre is coming soon. Plans for the 14,000 sq. ft. facility on a six-acre site include multi-use rooms, a mini gymnasium, gathering areas, lockers, kitchen, and more. Outdoor amenities are expected to feature a splash park, skating area, fire pit, hockey rink, basketball and tennis/pickleball courts, playground, picnic shelters, amphitheatre, and additional park spaces.

With its thoughtful design, quality finishes, and ideal location, this home is ready to welcome its next owner. Book your showing today.

Built in 2020

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2247025               |
| Price          | \$575,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,561                  |
| Acres          | 0.07                   |
| Year Built     | 2020                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

**Community Information**

|         |                     |
|---------|---------------------|
| Address | 876 Seton Circle Se |
|---------|---------------------|

|             |         |
|-------------|---------|
| Subdivision | Seton   |
| City        | Calgary |
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T3M 3B5 |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### Interior

|                   |                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Pantry                                                                           |
| Appliances        | Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                                                      |
| Cooling           | None                                                                                            |
| Has Basement      | Yes                                                                                             |
| Basement          | Exterior Entry, Full, Unfinished                                                                |

### Exterior

|                   |                      |
|-------------------|----------------------|
| Exterior Features | None                 |
| Lot Description   | No Neighbours Behind |
| Roof              | Asphalt Shingle      |
| Construction      | Vinyl Siding         |
| Foundation        | Poured Concrete      |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 8th, 2025 |
| Days on Market | 46               |
| Zoning         | R-G              |
| HOA Fees       | 375              |
| HOA Fees Freq. | ANN              |

### Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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