

# \$839,000 - 839 Seton Circle Se, Calgary

MLS® #A2268991

**\$839,000**

5 Bedroom, 4.00 Bathroom, 2,101 sqft

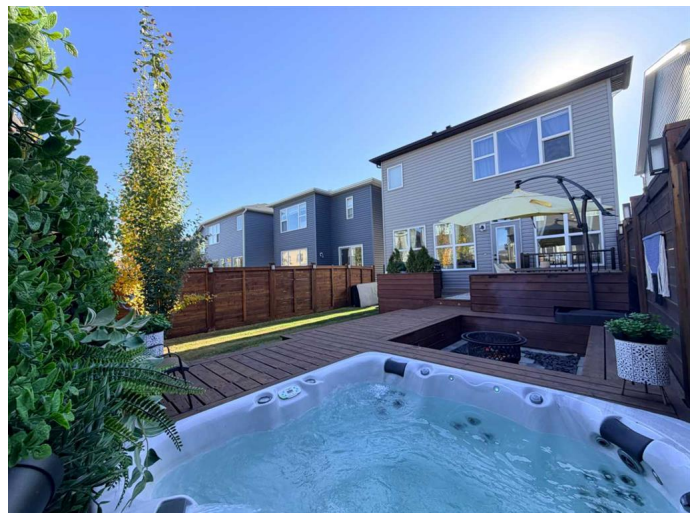
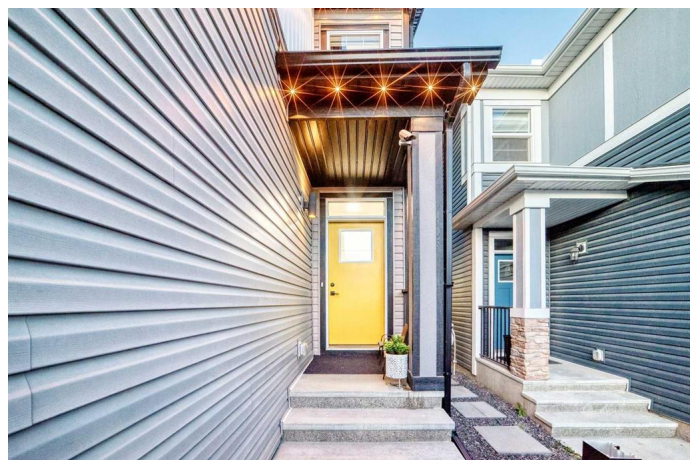
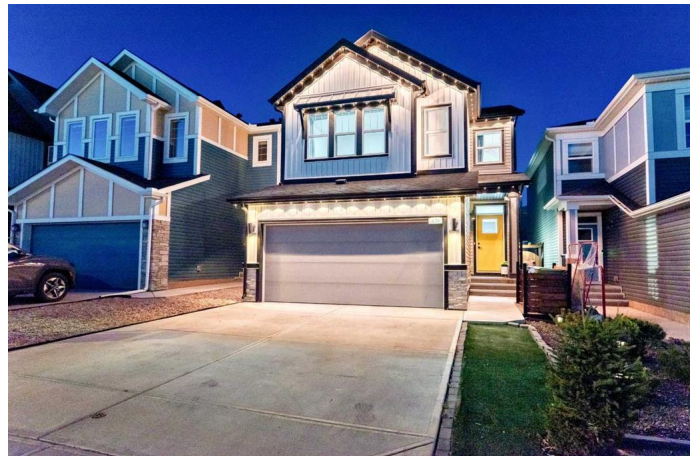
Residential on 0.08 Acres

Seton, Calgary, Alberta

OPEN HOUSE SATURDAY Nov 8 from 1-3 pm. Discover this EXCEPTIONAL INVESTOR'S DREAM. WELCOME TO 839 Seton Circle SE in Calgary's vibrant Seton community! This STUNNING, MOVE-IN-READY home is a TURNKEY OPPORTUNITY, boasting a FULLY FURNISHED LEGAL BASEMENT SUITE that generates an IMPRESSIVE AVERAGE OF \$2,500 PER MONTH in AIRBNB EARNINGS—perfect for savvy buyers looking to capitalize on PASSIVE INCOME right away. The ENTIRE BASEMENT SUITE FURNITURE and DECOR, stays with the property, allowing the new owner to SEAMLESSLY LAUNCH THEIR OWN RENTAL VENTURE and start profiting IMMEDIATELY!

Spanning 2,100 SQ FT on the main levels, this BEAUTIFULLY DESIGNED home features 3 SPACIOUS BEDROOMS and 2.5 BATHROOMS, all enhanced by SOARING HIGH CEILINGS that create an INVITING ATMOSPHERE. The heart of the home is the MODERN OPEN-CONCEPT KITCHEN, showcasing SLEEK QUARTZ COUNTERTOPS, a PREMIUM GAS STOVE, and THOUGHTFUL UPGRADES DONE DIRECTLY WITH THE BUILDER for that extra touch of QUALITY AND STYLE.

Downstairs, the 608 SQ FT LEGAL BASEMENT SUITE offers 2 COZY BEDROOMS, 1 FULL BATHROOM, IN-SUITE LAUNDRY, and a FULLY EQUIPPED Kitchen ready to welcome guests or tenants.



Step outside to your ULTIMATE BACKYARD OASIS—a DREAM PATIO complete with a MASSIVE DECK and a RELAXING HOT TUB that STAYS WITH THE HOME! Unlike buying new, there's ZERO NEED to invest in FRONT OR BACK YARD LANDSCAPING, BASEMENT FINISHING, or GARAGE UPGRADES—EVERYTHING IS ALREADY PERFECTED and waiting for you. DON'T MISS THIS RARE GEM that's not just a home, but a SMART INVESTMENT. SCHEDULE YOUR VIEWING TODAY and UNLOCK THE POTENTIAL!

Built in 2020

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2268991    |
| Price          | \$839,000   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,101       |
| Acres          | 0.08        |
| Year Built     | 2020        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 839 Seton Circle Se |
| Subdivision | Seton               |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | t3m 3b5             |

**Amenities**

|                |                                                                                                    |
|----------------|----------------------------------------------------------------------------------------------------|
| Amenities      | Clubhouse, Recreation Facilities, Day Care, Dog Park, Dog Run, Game Court Interior, Racquet Courts |
| Parking Spaces | 2                                                                                                  |
| Parking        | Double Garage Attached                                                                             |
| # of Garages   | 2                                                                                                  |

## Interior

|                   |                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Oven, Garage Control(s), Gas Stove, Microwave, Washer, Washer/Dryer, Window Coverings              |
| Heating           | Forced Air                                                                                                                     |
| Cooling           | Central Air                                                                                                                    |
| Has Basement      | Yes                                                                                                                            |
| Basement          | Full                                                                                                                           |

## Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Lighting, Private Entrance       |
| Lot Description   | Back Lane, Back Yard, Front Yard |
| Roof              | Asphalt Shingle                  |
| Construction      | Stone, Vinyl Siding              |
| Foundation        | Poured Concrete                  |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | November 4th, 2025 |
| Days on Market | 2                  |
| Zoning         | R-G                |
| HOA Fees       | 430                |
| HOA Fees Freq. | ANN                |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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