

\$684,900 - 90 Seton Grove Se, Calgary

MLS® #A2268930

\$684,900

4 Bedroom, 4.00 Bathroom, 1,819 sqft

Residential on 0.08 Acres

Seton, Calgary, Alberta

Your perfect home or investment opportunity awaits!

Welcome to this stunning 3 bedroom, 2.5 bathroom home in the highly desirable community of Seton. This exceptional property also features a full 1 bedroom, 1 bathroom LEGAL basement suite offering fantastic flexibility and the potential for rental income.

Step inside to find a bright, thoughtfully designed office space, perfect for working or studying from home. The open-concept main floor seamlessly connects the UPGRADED kitchen, dining, and living room, creating an inviting space for everyday living and entertaining. The modern kitchen boasts a LARGE QUARTZ ISLAND, BUILT IN stainless steel OVEN AND MICROWAVE and a GAS COOKTOP, complemented by a sleek stainless steel refrigerator.

Upstairs, retreat to the spacious master bedroom complete with a walk-in closet and a luxurious 4-piece ensuite. Youâ€™ll also find a bonus room, two additional bedrooms, a full 4-piece bathroom and a convenient upper-level laundry roomâ€”ideal for family living.

The BASEMENT SUITE is a fully self-contained legal unit featuring an open-concept living room and kitchen, stainless steel appliances, ample storage and



a bright bedroom with two windows. A 4-piece bathroom ensures privacy and comfort for guests or tenants.

Living in Seton’s Urban District means having everything you need right at your doorstep—restaurants, shops, grocery stores, and entertainment options, including the Cineplex VIP Theatre. The community is anchored by the South Health Campus, providing exceptional healthcare, and features top amenities such as the Seton YMCA and public library.

Families will love being within walking distance of Joane Cardinal-Schubert High School and the community association is located just down the street that features a splash park, hockey rink, tennis courts and beautifully landscaped gardens. Don't miss this great opportunity and book your showing today!

Built in 2019

Essential Information

MLS® #	A2268930
Price	\$684,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,819
Acres	0.08
Year Built	2019
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	90 Seton Grove Se
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Subdivision	Seton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2Y6

Amenities

Amenities	Clubhouse, Dog Park, Fitness Center, Game Court Interior, Picnic Area, Playground, Party Room, Racquet Courts, Recreation Facilities, Recreation Room, Workshop
Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Built-In Oven, Gas Cooktop
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Lane, Back Yard, Lawn
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	November 12th, 2025
Days on Market	5
Zoning	R-G
HOA Fees	430
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty
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