

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

MLS® #A2268991

\$839,000

5 Bedroom, 4.00 Bathroom, 2,101 sqft

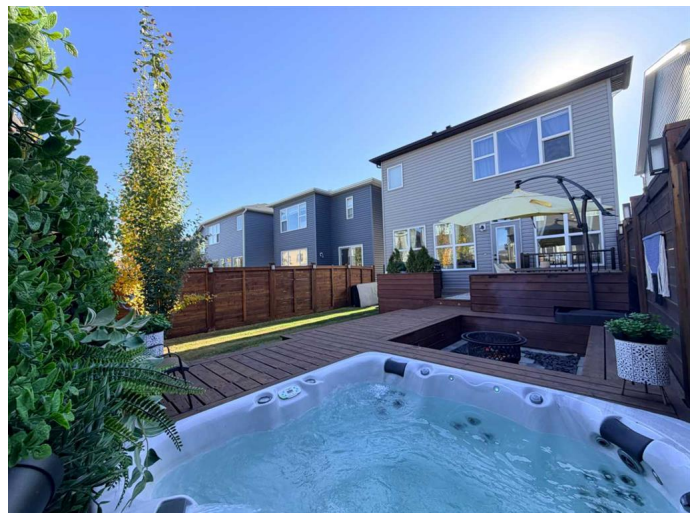
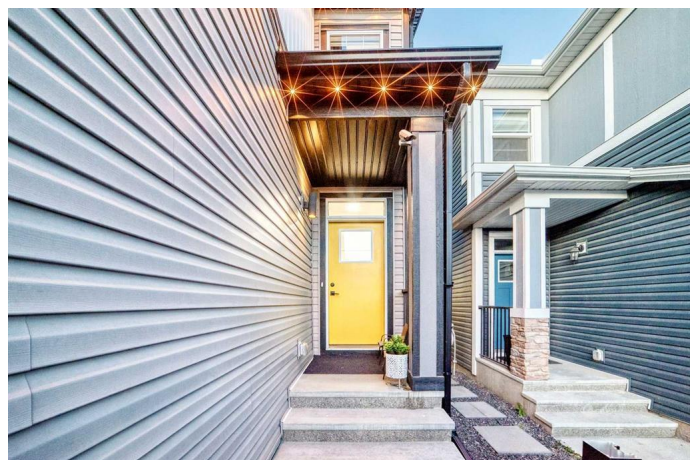
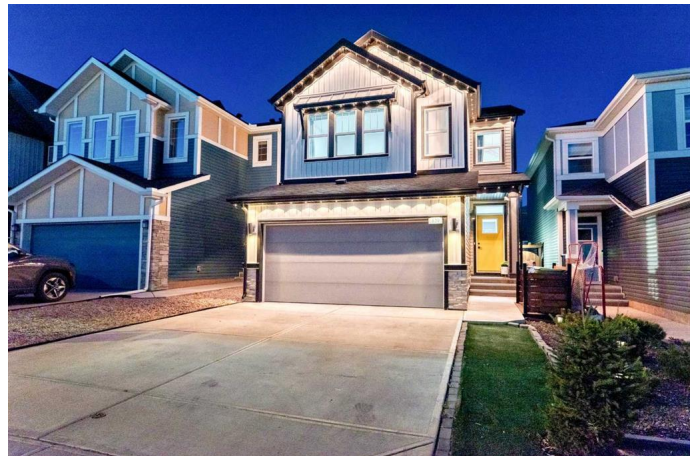
Residential on 0.08 Acres

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, Day Care, Dog Park, Game Court Interior, Racquet Courts, Recreation Facilities, Dog Run
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	5
Zoning	R-G
HOA Fees	430
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty
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