

# \$730,000 - 33 Setonstone Green Se, Calgary

MLS® #A2230344

**\$730,000**

5 Bedroom, 4.00 Bathroom, 1,814 sqft

Residential on 0.07 Acres

Seton, Calgary, Alberta

An incredible opportunity in the heart of Seton, SE Calgary—this beautifully built, 1-year-old home comes with a fully legal 2-bedroom basement suite, offering an ideal mortgage helper or space for multigenerational living. The legal suite has its own private entrance, separate laundry, full kitchen, and a spacious, thoughtfully designed layout, making it perfect for tenants or extended family.

The main home is impressively spacious and fully upgraded. The open-concept main floor features a modern kitchen with premium finishes, stainless steel appliances, quartz countertops, and a large island—ideal for entertaining. The kitchen flows seamlessly into the dining and living areas, creating a bright and inviting space. A private office, perfect for working from home, and a stylish half-bath complete the main level.

On the upper floor, you'll find three generous bedrooms, including a luxurious primary bedroom with a walk-in closet and a beautifully finished ensuite. There's also a versatile bonus room, upstairs laundry for convenience, and a well-appointed main bathroom.

Located on a quiet, fully developed street, this home also offers completed landscaping and a spacious rear deck—ready for summer enjoyment. With easy access to Seton's many amenities, including shopping, schools, and the South Health Campus, this home checks



every box for both homeowners and investors.

Built in 2024

Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2230344    |
| Price          | \$730,000   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,814       |
| Acres          | 0.07        |
| Year Built     | 2024        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

Community Information

|             |                        |
|-------------|------------------------|
| Address     | 33 Setonstone Green Se |
| Subdivision | Seton                  |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3M 3R1                |

Amenities

|                |             |
|----------------|-------------|
| Amenities      | Other       |
| Parking Spaces | 2           |
| Parking        | Parking Pad |

Interior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, Quartz Counters                                                         |
| Appliances        | Dishwasher, Microwave, Range, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                                             |
| Cooling           | None                                                                                   |
| Fireplace         | Yes                                                                                    |

|                 |             |
|-----------------|-------------|
| # of Fireplaces | 1           |
| Fireplaces      | Electric    |
| Has Basement    | Yes         |
| Basement        | Full, Suite |

## Exterior

|                   |                                              |
|-------------------|----------------------------------------------|
| Exterior Features | BBQ gas line, Private Entrance, Private Yard |
| Lot Description   | Back Lane, Back Yard                         |
| Roof              | Asphalt Shingle                              |
| Construction      | Wood Frame                                   |
| Foundation        | Poured Concrete                              |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 12th, 2025 |
| Days on Market | 4               |
| Zoning         | R-G             |
| HOA Fees       | 375             |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Renzo Real Estate Inc. |
|----------------|------------------------|

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