

# \$749,900 - 140 Seton Terrace Se, Calgary

MLS® #A2236312

**\$749,900**

5 Bedroom, 4.00 Bathroom, 1,752 sqft

Residential on 0.13 Acres

Seton, Calgary, Alberta

THIS HOME SHOWS LIKE NEW AND HAS FEATURES NOT AVAILABLE WITH MANY OTHERS--HUGE LOT WITH AN OVERSIZED HEATED AND INSULATED DETACHED GARAGE 25 X29 (MECHANICS DREAM), AMPLE R.V. PARKING, AIR CONDITIONING, DEVELOPED BASEMENT WITH A PRIVATE ENTRANCE FOR A HOME BUSINESS OR EXTENDED FAMILY USE, AND A SPICE KITCHEN OFF THE MAIN KITCHEN!! THIS ONE WILL TICK A LOT OF BOXES FOR THE RIGHT FAMILY MATCH. VERY CONVENIENT ACCESS TO PARKS, SHOPPING, SOUTH CAMPUS HOSPITAL, AND THE Y.M.C.A.! This is a must see to appreciate and compare the value and upgrades. Consider the convenience and/or added income possibilities with the huge lot that is functional for off street parking, your R.V. quad, boat or other toys, or work vehicles. All this with the ultimate Man Cave 25X29!! Come on, this is your dream coming true! Ample room to add another garage, or perhaps a carriage house? POSSESSION IS NEGOTIABLE.

Built in 2018

## Essential Information

MLS® # A2236312

Price \$749,900

Bedrooms 5



|                |             |
|----------------|-------------|
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,752       |
| Acres          | 0.13        |
| Year Built     | 2018        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 140 Seton Terrace Se |
| Subdivision | Seton                |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3M 2V9              |

### Amenities

|                |                                                       |
|----------------|-------------------------------------------------------|
| Amenities      | Recreation Facilities                                 |
| Parking Spaces | 6                                                     |
| Parking        | Double Garage Detached, Off Street, RV Access/Parking |
| # of Garages   | 2                                                     |

### Interior

|                   |                                                                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Walk-In Closet(s) |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Range, Microwave, Refrigerator, Washer, Washer/Dryer Stacked, Window Coverings                  |
| Heating           | Forced Air, Natural Gas                                                                                                                              |
| Cooling           | Central Air, Sep. HVAC Units, Other                                                                                                                  |
| Has Basement      | Yes                                                                                                                                                  |
| Basement          | Finished, Full, Exterior Entry                                                                                                                       |

### Exterior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Exterior Features | Storage                                                          |
| Lot Description   | Back Lane, Corner Lot, Low Maintenance Landscape, Pie Shaped Lot |

|              |                 |
|--------------|-----------------|
| Roof         | Asphalt Shingle |
| Construction | Vinyl Siding    |
| Foundation   | Poured Concrete |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 4th, 2025 |
| Days on Market | 73             |
| Zoning         | R-G            |
| HOA Fees       | 375            |
| HOA Fees Freq. | ANN            |

**Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | First Place Realty |
|----------------|--------------------|

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