

# \$644,900 - 147 Seton Gardens Se, Calgary

MLS® #A2200964

**\$644,900**

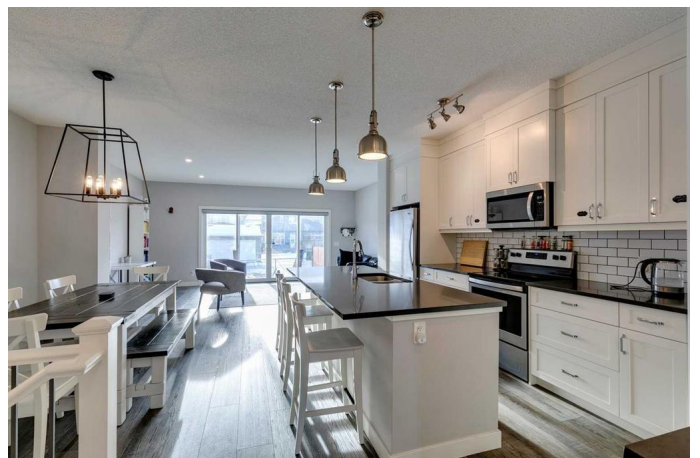
4 Bedroom, 3.00 Bathroom, 1,726 sqft  
Residential on 0.07 Acres

Seton, Calgary, Alberta

NEAR SOUTH HEALTH CAMPUS HOSPITAL | SIDE DOOR ACCESS | HUGE RENTAL INCOME POTENTIAL | NEW HOME WARRANTY | The Carlisle II, masterfully crafted by the award-winning Brookfield Residential, is a gem nestled in the sought-after community of Seton—a home that truly demands to be seen. This architectural marvel combines elegance and functionality, offering an open-concept design that effortlessly caters to families of all sizes and lifestyles.

Step into the expansive great room, where the oversized kitchen and dining area create the ultimate setting for cherished family moments, sophisticated entertaining, or serene relaxation. Ascend to the upper level, where the luxurious master suite awaits, complete with a spacious walk-in closet and a spa-like ensuite featuring dual sinks for ultimate convenience. This floor also boasts the practicality of an upper-floor laundry, two additional well-appointed bedrooms, a main bath, and an inviting entertainment room designed for leisure and connection. A versatile flex room greets you at the entrance, providing a refined space that can transform into a home office, a cozy library, a vibrant playroom, or your personal sanctuary for quiet reflection.

Impeccable design details abound, including stylish vinyl and tile flooring, elegant quartz



countertops, and sophisticated full-height kitchen cabinetry. Situated within walking distance of an array of amenities, the Carlisle II seamlessly blends contemporary luxury with unparalleled convenience.

Built in 2020

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2200964    |
| Price          | \$644,900   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,726       |
| Acres          | 0.07        |
| Year Built     | 2020        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 147 Seton Gardens Se |
| Subdivision | Seton                |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3M 2Y8              |

### Amenities

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

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Closet Organizers, Kitchen Island                             |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Cooktop, |

|              |   |
|--------------|---|
|              | Microwave, Microwave Hood Fan, Refrigerator, Washer |
| Heating      | Forced Air, Natural Gas                             |
| Cooling      | Central Air   |
| Has Basement | Yes   |
| Basement     | Full, Unfinished                                    |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior Features | Lighting, Playground                        |
| Lot Description   | Back Lane, Rectangular Lot, Street Lighting |
| Roof              | Asphalt Shingle                             |
| Construction      | Brick, Veneer, Wood Frame                   |
| Foundation        | Poured Concrete                             |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 11th, 2025 |
| Days on Market | 23               |
| Zoning         | R-G              |
| HOA Fees       | 375              |
| HOA Fees Freq. | ANN              |

### **Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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