

\$574,900 - 70 Setonvista Grove Se, Calgary

MLS® #A2265045

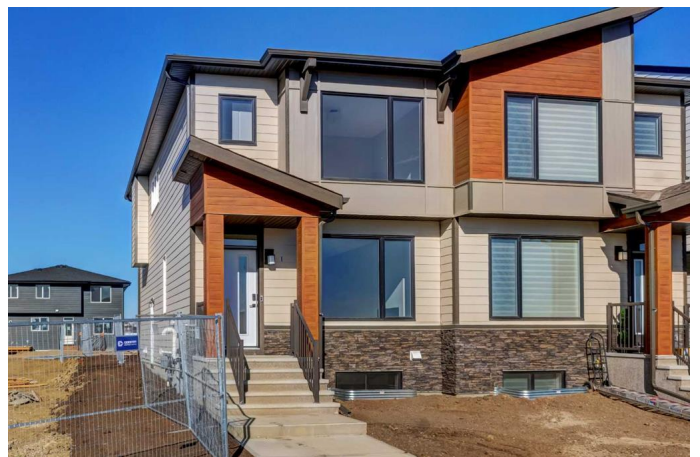
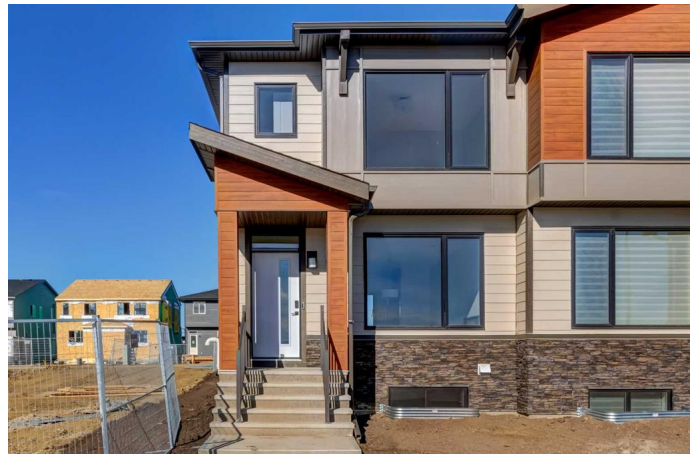
\$574,900

3 Bedroom, 3.00 Bathroom, 1,531 sqft

Residential on 0.06 Acres

Seton, Calgary, Alberta

Move into your brand new home for Christmas! This gorgeous half duplex—the Wren by Excel Homes—is ready for quick possession and perfectly situated in SETON RIDGE, Calgary’s newest urban hub directly south of Seton with sweeping views of the Bow River Valley. Here, you’ll enjoy the natural beauty of vast prairie landscapes balanced by a vibrant modern setting just minutes from the bustling Seton Urban District with its restaurants, theatres, shopping, and essential services. Residents will love access to the SHOA Club, a 14,000 sq. ft. recreation facility featuring a splash park, skating rinks, tennis, basketball, and pickleball courts along with year-round activities. The community also offers parks, trails, and an environmental reserve designed for active living. The Wren showcases a contemporary open-concept main floor, ideal for entertaining and everyday living, with fibre cement siding and stone trim for lasting curb appeal. The chef-inspired kitchen, located at the rear of the home, overlooks the backyard and provides abundant cabinetry, drawers, and a full pantry. Upstairs, a striking black metal railing leads to a cozy central bonus room with vaulted ceilings, separating two generous secondary bedrooms from the private primary suite, which features a full ensuite and a spacious walk-in closet. The upper floor also includes a convenient laundry room and family bath. This home includes a side entrance to the basement, already roughed in for a one-bedroom legal suite



(subject to city approvals and permits), offering exceptional flexibility and income potential. This home comes with a 20 x 20 gravel parking pad, gravel to side yard & sod to front yard. There is also a gas line to the bbq at the rear. With over 35 years of experience, more than 15,000 homes built, and 75 awards for design and industry excellence, Excel Homes continues to deliver quality, innovation, and peace of mindâ€”making the Wren a truly smart choice for your next move.

Built in 2025

Essential Information

MLS® #	A2265045
Price	\$574,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,531
Acres	0.06
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	70 Setonvista Grove Se
Subdivision	Seton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 4H8

Amenities

Amenities	Park, Playground
Parking Spaces	2

Parking	Parking Pad
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Interior

Interior Features	Breakfast Bar, High Ceilings, Kitchen Island, See Remarks, Stone Counters, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Lane, Rectangular Lot, See Remarks
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 22nd, 2025
Days on Market	1
Zoning	R-Gm
HOA Fees	430
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
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