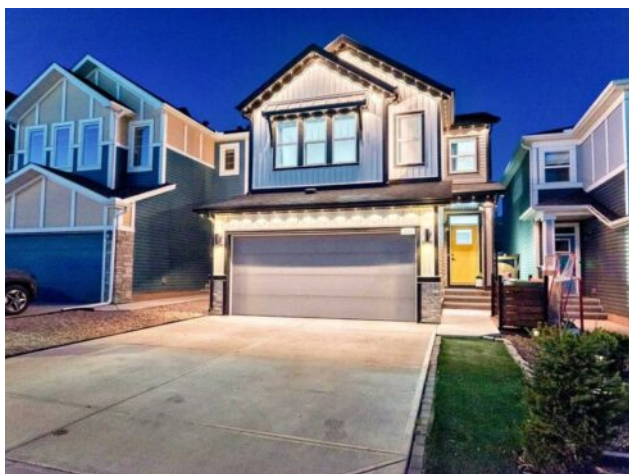


839 seton Circle SE  
Calgary, Alberta

MLS # A2268991



## \$809,000

<b>Division:</b>	Seton		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,101 sq.ft.	<b>Age:</b>	2020 (5 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)		

**Inclusions:** Hot tub

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!