

204, 414 Seton Passage
Calgary, Alberta

MLS # A2165584



\$430,000

Division:	Seton		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	910 sq.ft.	Age:	2023 (1 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	2.33 Acres		
Lot Feat:	Front Yard, Low Maintenance Landscape, Landscaped, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 200
Basement:	None	LLD:	-
Exterior:	Brick, Composite Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: none

Welcome to this stunning townhouse nestled in the vibrant community of Seton, Calgary! This exceptional residence offers an impressive array of amenities, including 2 bedrooms, 2.5 bathrooms, and a private attached garage. Its prime location provides convenient access to the South Health Campus and Seton's thriving shopping district, making it an unparalleled choice for both convenience and lifestyle. The intelligently designed townhouse features an open-concept main living area, perfect for entertaining guests. Upstairs, you'll find a spacious primary bedroom with a full ensuite and, a 3-piece bathroom, an additional bedroom, and laundry room on the main floor. Situated in Seton, one of Calgary's newest master-planned communities, you'll enjoy easy access to major thoroughfares such as Deerfoot and Stoney Trail, as well as the YMCA, Cineplex, South Health Campus, School, a diverse array of shops, dining venues, and more. This townhouse offers not just a residence, but a luxurious and convenient lifestyle in the heart of Seton.