

# \$475,000 - 224 Seton Passage Se, Calgary

MLS® #A2202240

**\$475,000**

3 Bedroom, 3.00 Bathroom, 1,390 sqft

Residential on 0.00 Acres

Seton, Calgary, Alberta

Welcome to this stunning top-floor, corner-unit townhome in the heart of Seton! Perfect for a single professional or young family, this 3-bedroom, 2.5-bathroom home offers one of the largest layouts available with an abundance of natural light, thanks to extra windows throughout.

The open-concept living spa features a massive kitchen island, electric fireplace, and spacious dining area, making it ideal for entertaining. The south-facing PRIVATE patio ensures sunshine all day long. Enjoy the convenience of a single attached garage plus additional street parking for guests.

Located in one of Calgary's most exciting communities, you're just minutes from shopping, restaurants, the YMCA, and the South Campus Hospital. Plus, with the future Green Line CTrain coming to Seton, this is a prime investment in a growing area.

With low condo fees and a bright, spacious design, this home won't last long. Book your showing today!

Built in 2020

## Essential Information

MLS® # A2202240

Price \$475,000



|                |                   |
|----------------|-------------------|
| Bedrooms       | 3                 |
| Bathrooms      | 3.00              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,390             |
| Acres          | 0.00              |
| Year Built     | 2020              |
| Type           | Residential       |
| Sub-Type       | Row/Townhouse     |
| Style          | Stacked Townhouse |
| Status         | Active            |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 224 Seton Passage Se |
| Subdivision | Seton                |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3M 3A7              |

### Amenities

|                |                                               |
|----------------|-----------------------------------------------|
| Amenities      | Parking, Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 1                                             |
| Parking        | Single Garage Attached                        |
| # of Garages   | 1                                             |

### Interior

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Microwave Hood Fan, Stove(s), Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                   |
| Cooling           | None                                                                      |
| Fireplace         | Yes                                                                       |
| # of Fireplaces   | 1                                                                         |
| Fireplaces        | Electric, Living Room                                                     |
| # of Stories      | 3                                                                         |
| Basement          | None                                                                      |

### Exterior

|                   |                             |
|-------------------|-----------------------------|
| Exterior Features | None                        |
| Lot Description   | Landscaped, Street Lighting |
| Roof              | Asphalt Shingle             |
| Construction      | Brick, Composite Siding     |
| Foundation        | Poured Concrete             |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 13th, 2025 |
| Days on Market | 34               |
| Zoning         | M-1              |

**Listing Details**

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.