

# \$485,000 - 402 Seton Passage Se, Calgary

MLS® #A2188620

**\$485,000**

3 Bedroom, 3.00 Bathroom, 1,277 sqft

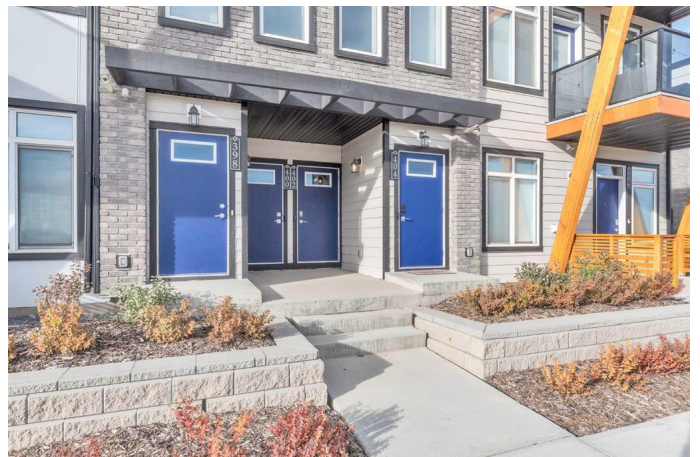
Residential on 0.00 Acres

Seton, Calgary, Alberta

OPEN HOUSE ON SATURDAY APRIL 26TH FROM 12PM TO 3PM AND SUNDAY APRIL 27TH FROM 12PM TO 2PM. Beautiful 3 BEDROOM END UNIT, DOUBLE ATTACHED GARAGE, LOW CONDO FEES, WALKING DISTANCE TO AMENITIES! This bright and spacious home offers modern design and convenience. The main level boasts luxury vinyl plank flooring, large windows, and a chef's dream kitchen with a huge walk-in pantry, stainless steel appliances, and quartz countertops. The upper level offers a spacious primary bedroom with a three-piece ensuite, two additional bedrooms, a four-piece full bathroom, and a conveniently located laundry room. Excellent location within the community and is very easy walking distance to an abundance of amenities including a wide array of shops and services, schools, sports fields, the dog park, skate park, pump track, playgrounds, and is just few minutes walk to the HOA/community center site that will feature a splash park, rink, tennis courts and gardens when completed. The Seton Urban District is also close by and features the South Calgary Health Campus, Seton YMCA and Seton Library, and this master-planned community also boasts quick access in or out of town along Deerfoot Trail and Stoney Trail. Book your private showing today!

Built in 2023

## Essential Information



|                |                   |
|----------------|-------------------|
| MLS® #         | A2188620          |
| Price          | \$485,000         |
| Bedrooms       | 3                 |
| Bathrooms      | 3.00              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,277             |
| Acres          | 0.00              |
| Year Built     | 2023              |
| Type           | Residential       |
| Sub-Type       | Row/Townhouse     |
| Style          | Stacked Townhouse |
| Status         | Active            |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 402 Seton Passage Se |
| Subdivision | Seton                |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3M3T9               |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Park, Playground       |
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry  |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                                    |
| Cooling           | None                                                                       |
| Basement          | None                                                                       |

### Exterior

|                   |         |
|-------------------|---------|
| Exterior Features | Balcony |
|-------------------|---------|

|                 |                                     |
|-----------------|-------------------------------------|
| Lot Description | Landscaped                          |
| Roof            | Asphalt Shingle                     |
| Construction    | Brick, Composite Siding, Wood Frame |
| Foundation      | Slab                                |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | January 17th, 2025 |
| Days on Market | 103                |
| Zoning         | M-1                |

**Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | Greater Calgary Real Estate |
|----------------|-----------------------------|

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