



**GRASSROOTS**  
REALTY GROUP

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**3106, 410 Seton Passage SE  
Calgary, Alberta**

**MLS # A2221183**



**\$245,000**

<b>Division:</b>	Seton		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Townhouse-Stacked		
<b>Size:</b>	463 sq.ft.	<b>Age:</b>	2023 (2 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Few Trees, Front Yard, Landscaped, Paved		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 128
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Tray Ceiling(s), Vinyl Windows		

**Inclusions:** The seller is open to selling all furniture and items within the property. The Buyer has the option to select any or all of the furniture and items.

First Time Home Buyers & Investors!! Welcome to this well-kept, trendy, and cozy condo in the desirable neighbourhood of Seton in SW Calgary. This newer, stylish condo offers a fantastic opportunity to own a home in one of Calgary's most sought-after areas. With 1 bedroom 1 bathroom this condo offers versatility to suit your lifestyle. The exterior of the building is sure to impress, with great curb appeal that sets the tone for this fantastic property. Inside, the floorplan offers an open-concept design that flows seamlessly from the kitchen to the living room. The beautiful kitchen is appointed with a large pantry that provides ample storage space, while the stainless-steel appliances, quartz countertops, breakfast eat-up bar, 2-tone shaker-style cabinetry, and neutral subway-tiled backsplash create a modern and sophisticated look. The living room has south-facing windows that flood the room with natural light, creating a warm and inviting atmosphere that is perfect for relaxing or entertaining. The primary bedroom is a spacious and comfortable space that is perfect for unwinding after a long day. Enjoy the south-facing window that draws in lots of natural light, highlighting the neutral finishings and soft carpet. The bathroom is a sleek and modern space that features a quartz countertop and a modern-style tub/shower combo. Insuite stacked washer/dryer and a titled parking stall add to the convenience of this wonderful property. If you're looking for an investment opportunity, this unit is versatile for either long term rental opportunities or short term rental as an Airbnb that sleeps can sleep 3. With high occupancy rates and the option to purchase this unit fully furnished, this is an excellent chance to generate added income while enjoying the benefits of owning a beautiful property in a desirable neighbourhood. This property also has affordable condo fees,

making it a great option without breaking the bank. Speaking of not breaking the bank this unit comes fully finished with everything you see down to the utensils in the drawers. Make your life easier with nothing to move or as an investment it is turn key and will make money on day one! This condo is truly a must-see and is sure to impress. Book your showing and come on Buy!