



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

114 Seton Passage SE
Calgary, Alberta

MLS # A2224908



\$425,000

Division:	Seton		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,173 sq.ft.	Age:	2018 (7 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached, Tandem		
Lot Size:	0.02 Acre		
Lot Feat:	Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 290
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, No Smoking Home		

Inclusions: N/A

***. NEW PRICE *** OPEN HOUSE SAT 1 -4 ~ SUN 2 - 4 ~ Welcome to this beautifully designed 2-bedroom, 2.5-bath townhome offering over 1,100 sq. ft. of bright, modern living space in the heart of vibrant Seton. Featuring dual primary suites, each with its own ensuite, this home is ideal for professionals, roommates, or small families seeking comfort and privacy. The open-concept main floor is flooded with natural light thanks to large windows and a sunny south-facing balcony – the perfect place to enjoy your morning coffee or evening sunsets. The kitchen is a chef’s dream with plenty of storage, crisp white cabinetry, a functional eat-up bar, and contemporary lighting throughout. Stylish vinyl plank flooring spans the main level, while plush carpet adds warmth upstairs. Convenience is key with upper-floor laundry, a tandem garage, easily walkable to the many fabulous amenities that Seton has to offer. This includes South Health Campus, the world's largest YMCA, South Calgary Public Library, restaurants and shopping, Cineplex Seton, a senior's community, schools, a future planned stop for the Green Line Station and parks and outdoor recreational features. Truly this townhome is one to view in a neighbourhood that you will want to call home.