



GRASSROOTS
REALTY GROUP

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

390 Seton Passage SE
Calgary, Alberta

MLS # A2231707



\$448,900

Division:	Seton		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,310 sq.ft.	Age:	2023 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Landscaped		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 221
Basement:	None	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, French Door, Kitchen Island, Open Floorplan, Pantry		

Inclusions: Window Coverings

Welcome to your dream home in SETON, SE ! This beautifully designed 3-bedroom, 2.5-bath townhome, built in 2023, offers modern living in one of Calgary's most sought-after communities. With a double attached garage and a low condo fee, this home combines functionality, luxury, and convenience like no other. Located just steps away from YMCA, local schools, and picturesque parks and ponds, this residence truly brings nature to your doorstep. Whether it's a peaceful walk or easy access to top amenities, this home has it all. You're just 1 minute from South Health Campus, 2 minutes from Cineplex, and moments from all major retail outlets, including restaurants, coffee shops, and grocery stores. Quick access to Stoney Trail makes commuting a breeze. Step inside and be captivated by elegant chandeliers, golden finishes, and an impressively large pantry that perfectly complements the modern kitchen layout. The landscaped front yard adds curb appeal, while the home's only 2-year age ensures you're getting nearly new quality with no compromises. This is more than just a home—it's a lifestyle. Literally everything you need to get started is here.