

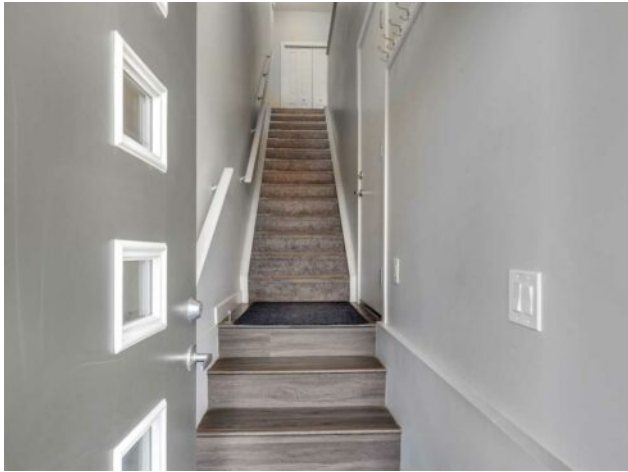


GRASSROOTS
REALTY GROUP

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154 Seton Passage SE
Calgary, Alberta

MLS # A2232561



\$433,550

Division:	Seton		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,252 sq.ft.	Age:	2018 (7 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.02 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 290
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Smoking Home, Open Floorplan, Pantry		

Inclusions: none

Welcome to this stunning south-facing townhouse situated in the vibrant community of Seton, Calgary! This exceptional residence boasts modern amenities, including two generously sized bedrooms, 2.5 bathrooms, and a private attached garage. Its south-facing orientation fills the home with ample natural light, creating a bright and inviting atmosphere. The kitchen features beautiful stainless steel appliances, perfect for modern living and entertaining. The thoughtfully designed open-concept main living area is ideal for gatherings and daily family life. Upstairs, you'll find a spacious primary bedroom with a full en-suite bathroom, a second good-sized bedroom, and a convenient laundry room. Located in one of Calgary's newest master-planned communities, Seton offers effortless access to major routes like Deerfoot Trail and Stoney Trail. Enjoy nearby amenities, including the YMCA, Cineplex, schools, a diverse array of shops and restaurants, and the South Health Campus. This townhouse offers more than just a home's luxurious, convenient lifestyle in the heart of Seton.