



GRASSROOTS
REALTY GROUP

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21, 230 Seton Passage SE
Calgary, Alberta

MLS # A2235208



\$469,900

Division:	Seton		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,549 sq.ft.	Age:	2020 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Rear		
Lot Size:	-		
Lot Feat:	Interior Lot, Landscaped		

Heating:	Central, Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 250
Basement:	None	LLD:	-
Exterior:	Brick, Composite Siding	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	None		

Welcome to 230 Seton Passage SE located in the heart of Seton, just steps away from shopping, restaurants & parks. This 3 bedroom, 3 bathroom townhome boasts over 1500 sqft of developed space, with a double attached garage and two parking stalls in front of the garage for additional parking. This 3 storey unit, offers an open floor plan with the 2nd level consisting of a living room, dining room, kitchen, pantry, powder room & utility. Floor to ceiling windows provide ample light making the space bright and welcoming. The kitchen has SS appliances, quartz countertops and a spacious eating bar which flows into the large dining room & living room. There is a large covered balcony off the living room with a gas line for your BBQ. The 3rd floor consists of 3 bedrooms, two full baths, a private balcony, work station & laundry. The Primary bedroom has a 4 piece en-suite & a walk-in closet. Outside is a fully landscaped courtyard, guest parking, & green space. Act fast as this place will not last.