



GRASSROOTS
REALTY GROUP

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209, 414 Seton Passage SE
Calgary, Alberta

MLS # A2259747



\$410,000

Division:	Seton		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	909 sq.ft.	Age:	2023 (3 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Driveway, Garage Door Opener, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Landscaped, Low Maintenance Landscape, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 233
Basement:	None	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Storage		
Inclusions:	None		

Welcome to this stylish 2-bedroom, 2.5-bathroom townhouse in the heart of Seton, one of Calgary's fastest growing and most sought after communities. Whether you're a homeowner or investor, this property offers modern design, low maintenance living, and excellent long term upside. Featuring 9ft ceilings and a bright open concept layout, the main floor showcases durable laminate flooring and a designer kitchen complete with quartz countertops, two tone cabinetry, soft close drawers, breakfast bar seating, and sleek Samsung stainless steel appliances. The striking blue cabinetry with gold hardware adds a refined, upscale touch. A convenient main-floor laundry area and 2 piece powder room add everyday practicality. Upstairs, you'll find two spacious bedrooms, including a primary suite with a private 4 piece ensuite, plus an additional full bathroom and bonus desk nook, ideal for working from home. Enjoy your covered balcony with BBQ gas line, an oversized garage with extra storage, and additional driveway parking, rare and valuable features in townhome living. Low condo fees further enhance the investment appeal. Seton continues to see significant growth and infrastructure expansion, including the future Green Line LRT station currently under development just a short distance away, a major value driver expected to further enhance accessibility and long term appreciation in the coming years. Steps from the YMCA, South Health Campus, Superstore, Cineplex, restaurants, and the future HOA/community centre, with easy access to Deerfoot and Stoney Trail, this location is built for convenience and continued growth. A smart purchase in a high demand community with strong investment potential.

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