



**GRASSROOTS**  
REALTY GROUP

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**41, 230 Seton Passage SE  
Calgary, Alberta**

**MLS # A2260811**

**\$315,000**



<b>Division:</b>	Seton		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Townhouse-Stacked		
<b>Size:</b>	569 sq.ft.	<b>Age:</b>	2021 (4 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Driveway, Garage Door Opener, Garage Faces Rear, Insulated, Single Garage		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Landscaped, Level, Underground Sprinklers		

**Heating:** High Efficiency, Forced Air, Natural Gas

**Floors:** Ceramic Tile, Laminate

**Roof:** Asphalt Shingle

**Basement:** None

**Exterior:** Brick, Composite Siding, Wood Frame

**Foundation:** None, Slab

**Features:** High Ceilings, No Animal Home, No Smoking Home, Quartz Counters, Tankless Hot Water, Vinyl Windows

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 150

**LLD:** -

**Zoning:** M-1

**Utilities:** -

**Inclusions:** N/A

Quiet Location and Parking for 2 cars with this unit! Attached Garage and a Long driveway like this one are hard to find. This bright main floor townhome is located minutes away from the Seton YMCA and south Calgary Health Campus. The inviting bright and open floor plan offers a good size living room, well appointed Kitchen with lots of cabinets and Light coloured Quartz Countertops that are accented by modern blue cabinets. Stainless Steel appliances add to the decore and the peninsula Island offers an eating bar for your convenience. With the 4 piece Bathroom, ample size Primary Bedroom and a second bedroom/den you have lots of lifestyle choices. A Laundry area/furnace room offers so much convenience to have in your home. You can enjoy direct access to you insulated garage on those cold days as well! There are lots of shops, restaurants and amenities within walking distance and you have excellent access to major roads. Do not miss your chance too get this property.