



GRASSROOTS
REALTY GROUP

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**8, 138 Seton Passage SE
Calgary, Alberta**

MLS # A2262763

\$439,900



Division:	Seton		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,316 sq.ft.	Age:	2019 (7 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, Garage Door Opener, Insulated, Single Garage Attached		
Lot Size:	0.02 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Few Trees, Landscaped, Rectan		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 287
Basement:	Partial	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	All furniture is included		

Welcome to this Fully Finished bright and stylish 3-bedroom, 2.5-bath townhome in the vibrant community of Seton. Offering over 1,315 sq. ft. of modern living space, this beautifully maintained home features an open-concept main floor—perfect for both everyday living and entertaining. The kitchen stands out with its sleek white cabinetry, quartz countertops, stainless steel appliances, and a large island with seating. The spacious living and dining areas are filled with natural light from oversized windows and open onto a private balcony—ideal for your morning coffee or summer BBQs. Upstairs, you’ll find two generously sized bedrooms, each complete with its own ensuite—perfect for roommates, guests, or a home office setup. A conveniently located laundry area completes the upper level. In the lower level you have a third bedroom / Den with separate entrance out the back. Additional highlights include a main-floor powder room and an attached garage offering secure parking and extra storage. Located just steps from the South Health Campus, YMCA, shopping, restaurants, and with easy access to major roadways, this home delivers unbeatable convenience in one of Calgary’s fastest-growing communities. Move in and enjoy everything Seton has to offer! Pet friendly