



**418 Seton Passage SE  
Calgary, Alberta**

**MLS # A2276610**

**\$244,900**



<b>Division:</b>	Seton		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	Townhouse		
<b>Size:</b>	509 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Off Street, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Low Maintenance Landscape, Other		

<b>Heating:</b>	High Efficiency	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 128
<b>Basement:</b>	None	<b>LLD:</b>	15-22-29-W4
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	TBD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Open Floorplan		
<b>Inclusions:</b>	None		

Welcome to this modern 1 bedroom, 1 bathroom townhome located in the heart of Seton, one of Calgary's most desirable and fast-growing communities. Built in 2023, this 500+ sq ft south-facing unit offers excellent natural light and a functional, low-maintenance layout. The interior features durable luxury vinyl plank flooring, contemporary finishes, and an efficient open-concept design ideal for first-time buyers, professionals, or investors. Enjoy unbeatable convenience with shopping centres, restaurants, movie theatres, the Seton YMCA, and the South Health Campus hospital just steps away. Quick access to major roadways makes commuting across the city effortless. A fantastic opportunity to own in a vibrant, amenity-rich community with strong long-term value.