



**394 Seton Passage SE
Calgary, Alberta**

MLS # A2294246



\$239,000

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|------------------|----------------------------------|---------------|------------------|
| Division: | Seton | | |
| Type: | Residential/Other | | |
| Style: | Townhouse | | |
| Size: | 469 sq.ft. | Age: | 2023 (3 yrs old) |
| Beds: | 1 | Baths: | 1 |
| Garage: | Assigned, Off Street, Stall | | |
| Lot Size: | - | | |
| Lot Feat: | Low Maintenance Landscape, Other | | |

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|--------------------|---------------------------------|-------------------|--------|
| Heating: | High Efficiency, Natural Gas | Water: | - |
| Floors: | Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 147 |
| Basement: | None | LLD: | - |
| Exterior: | Brick, Vinyl Siding, Wood Frame | Zoning: | M-1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Open Floorplan | | |
| Inclusions: | N/A | | |

Welcome to this beautifully finished main floor condo in the vibrant community of Seton, built in 2023 and offering the perfect blend of modern design and everyday convenience. This 1 bedroom, 1 bathroom home is ideal for first-time buyers, investors, or those looking to downsize without compromise. Step inside to discover a bright, open-concept layout featuring luxury vinyl plank flooring and an abundance of natural light throughout. The contemporary kitchen is thoughtfully designed with sleek granite countertops, stainless steel appliances, and ample cabinetry—perfect for both cooking and entertaining. The spacious bedroom offers a comfortable retreat, while the well-appointed bathroom showcases clean, modern finishes. Enjoy your morning coffee or unwind in the evening on your private covered front porch, adding valuable outdoor living space. Located on the main floor for easy access, this unit also benefits from plentiful street parking and proximity to all that Seton has to offer—including shopping, dining, the South Health Campus, and recreational amenities. An exceptional opportunity to own a nearly new home in one of Calgary’s most sought-after communities—don’t miss it!