



**3112, 410 Seton Passage SE
Calgary, Alberta**

MLS # A2296056



\$260,000

Division:	Seton		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	466 sq.ft.	Age:	2023 (3 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape, Street Lighting		

Heating:	Forced Air, 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:	No Animal Home, No Smoking Home, Quartz Counters		

Inclusions: N/A

Welcome to this beautifully designed end-unit with the convenience of your parking stall right beside the unit. All in the vibrant and growing community of Seton. Built in 2023, this modern 1 bedroom, 1 bathroom home offers the perfect balance of style, comfort, and convenience. Ideal for first-time buyers, investors, or those looking to simplify without sacrificing quality. Step inside to a bright, open concept layout. This end unit is filled with natural light as it has extra windows and finished with durable luxury vinyl plank flooring throughout. The contemporary kitchen features sleek granite countertops, stainless steel appliances, and ample cabinetry, making it both functional and inviting for everyday living or entertaining. The bright bedroom provides a comfortable retreat, while the well appointed bathroom showcases modern finishes. As an end unit, you’ll enjoy added privacy and extra light—features that truly set this home apart. Step outside to your private covered front porch, perfect for morning coffee or evening unwinding. Adding to the convenience, your assigned parking stall is located right beside the unit for easy access. Situated on the main floor, this home offers effortless entry and is just moments away from all that Seton has to offer, including shopping, restaurants, the South Health Campus, and a wide range of recreational amenities. A fantastic opportunity to own a nearly new home in one of Calgary’s most desirable communities, don’t miss out.