



126 Seton Passage SE
Calgary, Alberta

MLS # A2296245



\$414,900

Division:	Seton		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,272 sq.ft.	Age:	2019 (7 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Tandem		
Lot Size:	0.02 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 314
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions: None

OPEN HOUSE Saturday Mar 28th 12pm-3pmThis beautifully designed town home effortlessly combines modern style with everyday comfort. Featuring an open-concept layout, 9' ceilings, and an abundance of natural light, the main floor feels bright, spacious, and inviting throughout. You'll appreciate the seamless flow of laminate flooring, a convenient powder room, and a generous front closet. The contemporary kitchen is both functional and stylish, showcasing crisp white cabinetry, quartz countertops, and stainless-steel appliances. A welcoming breakfast bar offers the perfect spot for casual dining, while the adjacent dining area easily accommodates a full six-person table. The spacious living room is ideal for both relaxing and entertaining, highlighted by a stylish feature wall that adds a touch of sophistication and warmth. Step outside to your private south-facing balcony, where you can enjoy sunny afternoons and effortless summer BBQs. Upstairs, you'll find a well-designed dual primary layout, with each bedroom featuring its own private ensuite and ample closet space—perfect for guests, roommates, and kids. Adds privacy and hides the mess! A large linen closet and convenient stacked washer and dryer complete the upper level. Additional highlights include air conditioning for year-round comfort, and the convenience of a double attached tandem garage. Out back the unit has views of the courtyard! Ideally located close to the YMCA, South Health Campus, schools, restaurants, theatres, and shopping, with quick access to both Deerfoot and Stoney Trail—making any commute a breeze. With low condo fees of just \$313.82/month, this move-in ready home offers exceptional value and lifestyle. A must-see opportunity you won't want to miss.