



272 Seton Passage SE
Calgary, Alberta

MLS # A2296343



\$245,900

Division:	Seton		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	455 sq.ft.	Age:	2020 (6 yrs old)
Beds:	1	Baths:	1
Garage:	Stall, Titled		
Lot Size:	-		
Lot Feat:	Landscaped, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 150
Basement:	None	LLD:	-
Exterior:	Brick, Composite Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, No Smoking Home, Quartz Counters		

Inclusions: TV Mount

Welcome to 272 Seton Passage SE, where modern living meets exceptional value. This 1-bedroom, 1-bathroom ground-floor corner unit has additional windows for more natural light. The contemporary kitchen has sleek quartz countertops, custom cabinetry, and stainless-steel appliances, pantry and a sit up breakfast bar. The living area offers space or relaxing or entertaining, while the front patio provides the ideal spot to enjoy your morning coffee or unwind in the evening. The bedroom serves as a tranquil retreat with ample closet space and a large window; the modern bathroom features a convenient tub/shower combo and access to laundry room. Easy care engineered hardwood in main living area, with carpet in the bedroom. The unit has a titled parking stall. Being a standout ground-floor location offers easy access for walking the dog or to neighbourhood amenities. Located in the vibrant community of Seton, you're steps away from the world-class YMCA, walking distance to South Health Campus, shopping, dining and amenities. Commuters will love the quick access to major roadways like Deerfoot & Stoney Trails, as well as public transit. Great low condo fees. Don't miss out on this stunning blend of comfort, convenience and lifestyle in one of Calgary's most desirable communities. Come have a look and Welcome Home!