



**15, 230 Seton Passage  
Calgary, Alberta**

**MLS # A2304322**



**\$269,500**

<b>Division:</b>	Seton		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Townhouse-Stacked		
<b>Size:</b>	556 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped, Private		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 150
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Quartz Counters, Tankless Hot Water, Vinyl Windows		

**Inclusions:** Shelves on Livingroom Wall

This modern ground-level 2 bedroom townhome, built in 2023, offers the kind of convenience that just makes life simpler &mdash; no flights of stairs, no hauling groceries down hallways, just step in and settle down. Inside, the open-concept layout feels bright and welcoming, with durable vinyl plank flooring throughout and large windows that let the light pour in. The contemporary kitchen is both stylish and functional, featuring quartz countertops, sleek cabinetry, and hot water on demand &mdash; perfect for everything from quick weekday meals to hosting friends. The living area flows effortlessly out to your fenced patio &mdash; an ideal space for morning coffee, summer BBQs, or simply relaxing in your own outdoor retreat. All you need is your comfy chair and favorite mug. The bedroom is comfortable and well-sized, while the versatile den gives you options &mdash; whether you need a home office, guest space, or extra storage. The entire home feels fresh, clean, and truly move-in ready. And one of the best features? Your parking stall is just steps from your front door &mdash; making everyday living that much more convenient. Living in Seton means having everything at your fingertips. Enjoy access to Seton Park with its splash pad, outdoor hockey arena, and tennis courts, plus you're just steps from South Health Campus, the YMCA, shopping, restaurants, grocery stores, and public transit. Whether you're a first-time buyer, downsizer, investor, or looking for a low-maintenance lifestyle with airbnb opportunity, this home offers comfort, convenience, and incredible value in one of Calgary's fastest-growing communities.