



GRASSROOTS
REALTY GROUP

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12, 138 Seton Passage SE
Calgary, Alberta

MLS # A2125436



\$485,000

Division:	Seton		
Type:	Residential/Five Plus		
Style:	3 Storey, Side by Side		
Size:	1,142 sq.ft.	Age:	2019 (5 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Tandem		
Lot Size:	0.02 Acre		
Lot Feat:	Backs on to Park/Green Space, Greenbelt		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 274
Basement:	None	LLD:	-
Exterior:	Cement Fiber Board, Composite Siding, Concrete, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Open Floorplan, Stone Counters, Walk-In Closet(s)		
Inclusions:	None		

Welcome to your new home at Unity in Seton, nestled in the heart of the South East's most vibrant community. Here, all the amenities you need are just a short walk or bike ride away, making this TownHome is a true urban sanctuary with a taste of the suburbs. Step inside this meticulously designed residence to discover a dual owner's suite floor plan, complete with upper floor laundry for your convenience. The main floor impresses with 9-foot ceilings, luxury vinyl plank flooring, and sleek quartz kitchen countertops, complemented by stainless steel appliances. Large windows throughout flood each room with natural light, offering serene views of the green space area. The new electric fireplace serves as the perfect focal point of the great room, adding warmth and elegance. The home features an attached garage with space for two cars in tandem, plus additional parking on the unit's single driveway. Seton's Urban District offers a bustling array of restaurants and shops, alongside the world's largest YMCA and Calgary's South Health Campus hospital. Anticipate the future Homeowners Association, which will provide a 13,000-square-foot facility adjacent to a private park exclusively for Seton residents. This space will include a splash park, hockey rink, tennis courts, gardens, entertainment areas, and more. Perfect for the savvy investor or first-time buyer, this home is an opportunity not to be missed.