



**282, 282 Seton Passage SE
Calgary, Alberta**

MLS # A2136129



\$379,888

Division:	Seton		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	577 sq.ft.	Age:	2022 (2 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 147
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding, Wood Frame	Zoning:	M-1
Foundation:	-	Utilities:	-
Features:	Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Storage		

Inclusions: n/a

| BUILDER MEASUREMENTS AT 616SQFT | EVERYTHING INSIDE THE UNIT IS INCLUDED IN THE SALE | GREAT FOR AIR BNB AND LONG TERM RENTALS | Welcome to your charming ground-floor condo located at 282 Seton Passage SE, Calgary, Alberta. This delightful residence features two spacious bedrooms and one well-appointed bathroom, perfect for singles, couples, or small families seeking a cozy and modern living space. Upon entering, you'll be greeted by an open-concept living area that seamlessly blends the kitchen, dining, and living spaces. The large windows allow natural light to flood the room, creating a warm and inviting atmosphere. The kitchen boasts contemporary cabinetry, sleek countertops, and stainless steel appliances, providing both functionality and style for all your culinary adventures. The adjoining living area is perfect for relaxing or entertaining guests, with ample space for your preferred furnishings. The master bedroom is a serene retreat with generous closet space and large windows that let in plenty of natural light. The second bedroom, equally spacious, can serve as a guest room, home office, or child's room. The bathroom is modern and features a combination tub and shower, elegant fixtures, and ample storage. One of the standout features of this condo is its ground-floor location, offering easy access and convenience. Enjoy your morning coffee or evening relaxation on your private patio, which opens onto a well-maintained communal garden area, perfect for those who love a bit of greenery without the upkeep. Living in Seton provides an array of amenities just steps from your door. The vibrant community boasts the Seton Urban District, featuring the largest YMCA in the world, South Health Campus, and a variety of shopping and dining options. Whether you're in the mood for a casual coffee shop, a

fine dining experience, or need to pick up groceries, everything is within reach. Recreational options are abundant with multiple parks, playgrounds, and walking paths, making it easy to enjoy the outdoors. Additionally, the proximity to major roadways and public transportation ensures a seamless commute to other parts of Calgary. Experience the perfect blend of comfort, convenience, and modern living in this beautiful ground-floor condo in the heart of Seton. Don't miss the opportunity to make this your new home!