



**3103, 410 Seton Passage SE  
Calgary, Alberta**

**MLS # A2180466**



**\$489,900**

<b>Division:</b>	Seton		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 Storey		
<b>Size:</b>	1,279 sq.ft.	<b>Age:</b>	2023 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 221
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Slab	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	None		

Step into contemporary elegance with this exceptional end-unit townhouse, with exposure to the south, west and north. Situated in the dynamic community of Seton, this home effortlessly combines style, functionality, and a prime location to deliver an unparalleled living experience. From its sophisticated design to its abundant natural light, this property sets a new standard for modern living. Located in the heart of Seton, this home puts everything you need right at your doorstep. Within minutes, you’ll find the renowned Seton YMCA, South Calgary Campus Hospital,, boutique shopping, and an array of dining options. The community is designed to foster connectivity and recreation, offering an ideal blend of urban convenience and suburban charm. Inside, the home’s luxury finishes and thoughtful design the natural light fills every corner, highlighting the soaring 9-foot ceilings and open-concept main floor. The gourmet kitchen is a centrepiece, complete with quartz countertops, sleek stainless-steel appliances, and refined designer fixtures. The cohesive style throughout, with rich laminate flooring in the main living areas and chic tile in the bathrooms, creating a space that is as functional as it is beautiful. The upper level offers a serene retreat with three spacious bedrooms, including a primary suite featuring a walk-in closet and a full ensuite bathroom. Two additional bedrooms share a beautifully appointed main bathroom, perfect for family or guests. To complete the package, the double-attached garage ensures convenience and ample storage. More than just a home, this property delivers a lifestyle that perfectly balances luxury, comfort, and practicality in one of Calgary’s most sought-after neighbourhoods..