



**GRASSROOTS**  
REALTY GROUP

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**402 Seton Passage SE**  
**Calgary, Alberta**

**MLS # A2188620**



**\$495,000**

<b>Division:</b>	Seton		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	Townhouse-Stacked		
<b>Size:</b>	1,277 sq.ft.	<b>Age:</b>	2023 (2 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, Natural Gas	<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>	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry		

**Inclusions:** n/a

OPEN HOUSE ON SUNDAY APRIL20TH FROM 11AM TO 1PM. Beautiful 3 BEDROOM END UNIT, DOUBLE ATTACHED GARAGE, LOW CONDO FEES, WALKING DISTANCE TO AMENITIES! This bright and spacious home offers modern design and convenience. The main level boasts luxury vinyl plank flooring, large windows, and a chef's dream kitchen with a huge walk-in pantry, stainless steel appliances, and quartz countertops. The upper level offers a spacious primary bedroom with a three-piece ensuite, two additional bedrooms, a four-piece full bathroom, and a conveniently located laundry room. Excellent location within the community and is very easy walking distance to an abundance of amenities including a wide array of shops and services, schools, sports fields, the dog park, skate park, pump track, playgrounds, and is just few minutes walk to the HOA/community center site that will feature a splash park, rink, tennis courts and gardens when completed. The Seton Urban District is also close by and features the South Calgary Health Campus, Seton YMCA and Seton Library, and this master-planned community also boasts quick access in or out of town along Deerfoot Trail and Stoney Trail. Book your private showing today!