

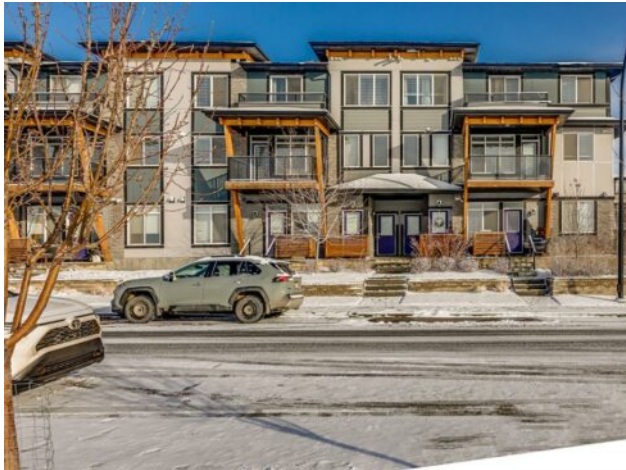


GRASSROOTS
REALTY GROUP

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224 Seton Passage SE
Calgary, Alberta

MLS # A2202240



\$475,000

Division:	Seton		
Type:	Residential/Five Plus		
Style:	Townhouse-Stacked		
Size:	1,390 sq.ft.	Age:	2020 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.00 Acre		
Lot Feat:	Landscaped, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 250
Basement:	None	LLD:	-
Exterior:	Brick, Composite Siding	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions:	N/A
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Welcome to this stunning top-floor, corner-unit townhome in the heart of Seton! Perfect for a single professional or young family, this 3-bedroom, 2.5-bathroom home offers one of the largest layouts available with an abundance of natural light, thanks to extra windows throughout. The open-concept living spa features a massive kitchen island, electric fireplace, and spacious dining area, making it ideal for entertaining. The south-facing PRIVATE patio ensures sunshine all day long. Enjoy the convenience of a single attached garage plus additional street parking for guests. Located in one of Calgary's most exciting communities, you're just minutes from shopping, restaurants, the YMCA, and the South Campus Hospital. Plus, with the future Green Line CTrain coming to Seton, this is a prime investment in a growing area. With low condo fees and a bright, spacious design, this home won't last long. Book your showing today!