



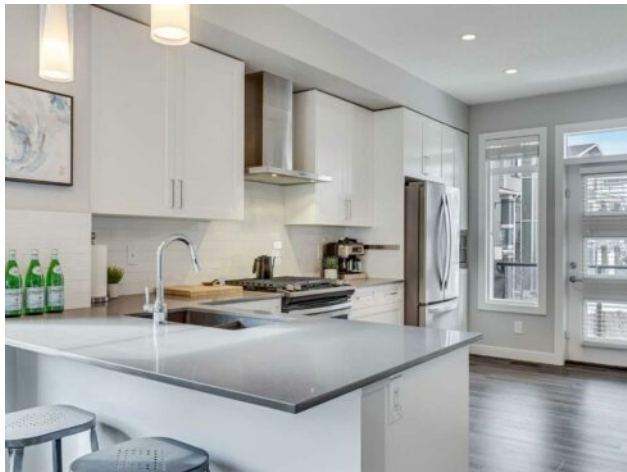
**GRASSROOTS**  
REALTY GROUP

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**4, 138 Seton Passage SE  
Calgary, Alberta**

**MLS # A2207002**

**\$465,000**



|                  |  |               |                  |
|------------------|--|---------------|------------------|
| <b>Division:</b> | Seton                                    |               |                  |
| <b>Type:</b>     | Residential/Five Plus                    |               |                  |
| <b>Style:</b>    | 3 (or more) Storey                       |               |                  |
| <b>Size:</b>     | 1,316 sq.ft.                             | <b>Age:</b>   | 2019 (6 yrs old) |
| <b>Beds:</b>     | 2  | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached, Driveway, Tandem |               |                  |
| <b>Lot Size:</b> | 0.03 Acre                                |               |                  |
| <b>Lot Feat:</b> | Backs on to Park/Green Space             |               |                  |

|                    |  |                   |        |
|--------------------|--|-------------------|--------|
| <b>Heating:</b>    | Forced Air, Natural Gas  | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Tile, Vinyl Plank  | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | \$ 300 |
| <b>Basement:</b>   | None   | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Composite Siding, Wood Frame   | <b>Zoning:</b>    | M-1    |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Breakfast Bar, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s) |                   |        |

**Inclusions:** TV Mount in Living Room, TV Mount in Bedroom

Welcome to Unity in Seton, a pet-friendly complex in the heart of south Calgary. Step inside your modern end-unit townhome, one of the best-located units in the complex, where you'll be welcomed with plenty of natural light, thanks to the south and west-facing windows. The bright, open floorplan flows seamlessly from the living room to the dining area into the modern kitchen. With stainless steel appliances—including a gas stove and built-in microwave—quartz countertops, and a breakfast bar, this kitchen is great for everyday cooking or gathering with friends. Step out from the kitchen to your private balcony, overlooking the complex greenspace—perfect for summer BBQs, especially with the built-in gas line ready to go! And when the temperatures rise, your A/C unit will keep things cool. Upstairs, the second level features dual primary bedrooms, each complete with a wealth of closet space and private 3-piece and 4-piece ensuites. Laundry is conveniently on this level, no more hauling baskets up and down stairs! The large double tandem attached garage provides parking and storage space for those seasonal items, plus a driveway for an extra car and visitor parking nearby. With an unbeatable location, less than 5 minutes to Deerfoot Trail and close to shopping, schools, the Seton YMCA, South Health Campus and more—this home is waiting for you to come take a look. Don't miss out—schedule your exclusive viewing today!