



GRASSROOTS

REALTY GROUP

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**209, 414 Seton Passage SE
Calgary, Alberta**

MLS # A2289897



\$385,000

Division:	Seton		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	909 sq.ft.	Age:	2023 (3 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Driveway, Garage Door Opener, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Landscaped, Low Maintenance Landscape, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 233
Basement:	None	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Storage		

Inclusions: None

PRICED TO SELL — INCREDIBLE VALUE IN SETON! 2 BEDROOM TOWNHOUSE WITH A NEARLY 20-FT DEEP ATTACHED GARAGE, DRIVEWAY PARKING & LARGE STORAGE SPACE — ALL WITH LOW CONDO FEES. Modern, move-in ready home featuring a covered balcony with BBQ gas line and unbeatable walkability to South Health Campus, YMCA, shopping, dining, and everyday essentials. Protected under the Alberta New Home Warranty Program and just steps from the future Green Line LRT, a rare opportunity for homeowners and investors alike. Don't miss your chance to get into one of Calgary's fastest-growing communities! Welcome to this beautifully designed 2-bedroom, 2.5-bathroom townhouse in the heart of Seton, offering the perfect combination of modern finishes, functional living space, and low maintenance convenience. Whether you're a first time buyer, downsizer, or investor, this home delivers outstanding value. The bright open concept main floor features 9-foot ceilings, durable laminate flooring, and a stunning designer kitchen complete with quartz countertops, two-tone cabinetry, soft-close drawers, breakfast bar seating, and sleek Samsung stainless steel appliances. The striking blue cabinetry with gold hardware adds a refined and upscale touch. A convenient main-floor laundry area and 2-piece powder room enhance everyday functionality. Upstairs you'll find two spacious bedrooms, including a primary suite with a private 4-piece ensuite, an additional full bathroom, and a versatile desk nook perfect for working from home. Enjoy your covered balcony with BBQ gas line, plus the rare convenience of an oversized attached garage with extra storage and additional driveway parking, highly desirable features that set this townhome apart. With low condo fees and a location surrounded by

rapid growth, this property offers excellent long-term potential. Seton continues to expand with major amenities including the South Health Campus, YMCA, Superstore, Cineplex, restaurants, and the future Green Line LRT station nearby — a major infrastructure project expected to further enhance accessibility and future value. Located in the heart of Seton and steps from everyday amenities, this is an incredible opportunity to own a stylish home in one of Calgary’s most vibrant and fastest growing communities.