



394 Seton Passage SE
Calgary, Alberta

MLS # A2294246



\$234,000

Division:	Seton		
Type:	Residential/Other		
Style:	Townhouse		
Size:	469 sq.ft.	Age:	2023 (3 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Off Street, Stall		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape, Other		

Heating:	High Efficiency, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 147
Basement:	None	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions: N/A

Welcome to this beautifully finished main floor condo in the vibrant community of Seton, built in 2023 and offering the perfect blend of modern design and everyday convenience. This 1 bedroom, 1 bathroom home is ideal for first-time buyers, investors, or those looking to downsize without compromise. Step inside to discover a bright, open-concept layout featuring luxury vinyl plank flooring and an abundance of natural light throughout. The contemporary kitchen is thoughtfully designed with sleek granite countertops, stainless steel appliances, and ample cabinetry—perfect for both cooking and entertaining. The spacious bedroom offers a comfortable retreat, while the well-appointed bathroom showcases clean, modern finishes. Enjoy your morning coffee or unwind in the evening on your private covered front porch, adding valuable outdoor living space. Located on the main floor for easy access, this unit also benefits from plentiful street parking and proximity to all that Seton has to offer—including shopping, dining, the South Health Campus, and recreational amenities. An exceptional opportunity to own a nearly new home in one of Calgary’s most sought-after communities—don’t miss it!