



**116 Seton Passage SE**  
**Calgary, Alberta**

**MLS # A2300991**



**\$414,900**

<b>Division:</b>	Seton		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,270 sq.ft.	<b>Age:</b>	2018 (8 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Door Opener, Insulated, Secured, Tandem		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Landscaped, Low Maintenance Landscape, No Back Lane, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 314
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Quartz Counters, Vinyl Windows		

**Inclusions:** n/a

Here is your chance to own a spacious, sunny townhouse in the popular community of Seton... Welcome to 116 Seton Passage. Walking in you are greeted with an upgraded kitchen featuring granite counter tops, stainless steel appliances and lots of storage space for all your kitchen supplies. Off the kitchen is a convenient two piece bath. Open to the kitchen is a nice size dining area perfect for entertaining and family get togethers as well as a cozy living room to watch all your favourite TV shows. Just off the living room is a great size south facing balcony perfect for catching some summer rays. After work enjoy that south sun with a glass of wine or a cold beer. As we walk upstairs you will find a large master bedroom with three piece en-suite and a massive walk-in closet. Down the hall is another good size bedroom with another four piece bath. Completing this level is your laundry room. Do you have more than one vehicle? Well your in luck... This home comes with a finished, insulated tandem garage perfect for storing two vehicles or the extra toys. This space can also be used as additional storage or a as a workbench area. The last listing in this complex went very quick so don't miss this one and make it your new home today!!