



**GRASSROOTS**  
REALTY GROUP

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**33, 230 Seton Passage SE  
Calgary, Alberta**

**MLS # A2315966**



**\$435,900**

<b>Division:</b>	Seton		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,387 sq.ft.	<b>Age:</b>	2019 (7 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Garage Faces Rear, Insulated, Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Backs on to Park/Green Space		

<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 251
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Cement Fiber Board, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, High Ceilings, Open Floorplan, Quartz Counters, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

**QUICK POSSESSION | 3 BEDROOMS | INDOOR PARKING | OUTDOOR PARKING PAD | CORNER END UNIT** This trendy and spacious three-story townhome in the desirable community of Seton offers outstanding value, a stylish modern design, and a convenient location close to transit, shopping, schools, walking paths, green spaces, dog parks, YMCA and more. Designed for both comfort and functionality, this home is ideal for professionals, families, or investors looking for low-maintenance living in a vibrant urban setting. The entry-level welcomes you with a private front foyer, and convenient access to wonderful courtyard and visitor parking. The upper main level features an open-concept living space with luxury vinyl plank flooring and abundant natural light, creating a warm and inviting atmosphere. The spacious living room flows seamlessly into the well-appointed kitchen and dining area, making this home perfect for relaxing evenings or entertaining guests. The kitchen is a true standout, featuring white panel-style cabinetry, quartz countertops, a stunning tile backsplash, upgraded stainless steel appliances, and a dramatic peninsula island with a flush eating bar and undermount sink. Just off the front living area, a sizeable outdoor covered balcony offers the ideal space for outdoor enjoyment with a covered BBQ area and peaceful interior courtyard views. Upstairs, the home continues to impress with three generously sized primary bedrooms, a 4-piece bathroom and a laundry closet with a stacked washer/dryer. The main primary suite is thoughtfully designed and includes a large walk-in closet and a luxurious private ensuite featuring quartz countertops and a glass-enclosed walk-in shower. Bedroom number two offers an upper private balcony with patio doors and more courtyard views. This beautiful home combines contemporary aesthetics with

everyday practicality, showcasing a modern d&eacute;cor palette, smart layout, and quality finishings throughout. With low-maintenance living, thoughtful upgrades, and unbeatable convenience, this property offers a fantastic opportunity to move into a vibrant and growing community. Seton is more than a neighborhood&mdash;it&rsquo;s a lifestyle. Live healthy and connected in a thriving, walkable community where you&rsquo;re minutes from the South Health Campus, the world&rsquo;s largest YMCA, green spaces, transit, and the upcoming LRT extension. Whether you're commuting, working remotely, or enjoying your downtime, Seton offers it all. A summer 2026 possession date is available&mdash;don&rsquo;t miss your chance to make this stylish townhome your own. Contact your friendly REALTOR&reg; today to arrange your private showing and experience all that this home and Seton have to offer!