



**207, 414 Seton Passage SE  
Calgary, Alberta**

**MLS # A2318663**



**\$389,900**

<b>Division:</b>	Seton		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Townhouse		
<b>Size:</b>	1,001 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped, Low Maintenance Landscape, See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 235
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub		

**Inclusions:** None

WELCOME TO THIS BEAUTIFULLY DESIGNED TOWNHOUSE OFFERING OVER 1,000 SQ. FT. OF THOUGHTFULLY PLANNED LIVING SPACE, 2 BEDROOMS, 2.5 BATHROOMS, A NEARLY 20-FT DEEP ATTACHED GARAGE, DRIVEWAY PARKING, AND LOW CONDO FEES IN THE HEART OF SETON. Perfect for first-time buyers, professionals, downsizers, and investors, this move-in-ready home combines modern finishes, functional living, and an unbeatable location. The bright open-concept main floor features 9-foot ceilings, large windows, durable laminate flooring, and a stylish kitchen complete with quartz countertops, two-tone cabinetry, soft-close drawers, stainless steel appliances, subway tile backsplash, and a large island with seating. The adjacent dining and living areas create an inviting space for both everyday living and entertaining. Step outside to the covered balcony featuring a BBQ gas line and privacy glass, offering the perfect place to relax or host guests. A convenient 2-piece powder room completes the main level. Upstairs, you'll find two generously sized bedrooms, including a spacious primary suite with a private 4-piece ensuite and large closet. A second full bathroom, upper-floor laundry, and a versatile built-in desk nook provide the ideal setup for working from home, studying, or organizing daily life. One of the standout features is the attached garage measuring approximately 19'5" x 9'10", offering excellent storage and parking space, along with the added convenience of a full driveway for additional parking. Located just minutes from the South Health Campus, YMCA, shopping, restaurants, schools, parks, Cineplex, and countless everyday amenities, this home offers exceptional convenience in one of Calgary's most vibrant and rapidly growing communities. The future Green Line LRT will further enhance

connectivity and long-term value. Rentals are permitted, and pets are welcome with board approval, making this an excellent opportunity for both homeowners and investors. Modern, stylish, and exceptionally located, this is an outstanding opportunity to own in one of Calgary's most sought-after neighbourhoods.