



GRASSROOTS
REALTY GROUP

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28, 138 Seton Passage SE
Calgary, Alberta

MLS # A2331069



\$429,900

Division:	Seton		
Type:	Residential/Other		
Style:	3 (or more) Storey		
Size:	1,442 sq.ft.	Age:	2018 (8 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Other		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 310
Basement:	None	LLD:	-
Exterior:	Composite Siding	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters, See Remarks, Walk-In Closet(s)		

Inclusions: n/a

Welcome to this bright and beautifully maintained three-storey townhouse in the highly sought-after community of Seton, offering approximately 1,441 sq. ft. of stylish, functional living space. Designed with today's lifestyle in mind, the open-concept main floor seamlessly connects the spacious living, dining, and kitchen areas, creating the perfect space for everyday living and entertaining. The modern kitchen features quartz countertops, stainless steel appliances, contemporary cabinetry, and a breakfast bar seating. Direct access to the balcony with overlooking views of the courtyard., ideal space to enjoy that morning coffee, or evening wine. Upstairs, you'll find two generous primary bedrooms, each complete with its private ensuite bathroom, an ideal layout for roommates, guests, or those working from home. Convenient upper-floor laundry adds to the home's thoughtful design. The lower level offers a third bedroom, with private entrance from the courtyard and patio (very unique, behind the garage). Single attached garage with room on the front driveway for a second vehicle and plenty of visitor parking in the complex. Ideally located just steps from the South Health Campus, YMCA, public library, shopping, restaurants, schools, parks, and Cineplex VIP Theatre, with quick access to major roadways, this home offers the perfect combination of comfort, convenience, and an exceptional lifestyle in one of Calgary's most desirable communities.