



GRASSROOTS
REALTY GROUP

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79, 230 Seton Passage SE
Calgary, Alberta

MLS # A2331454



\$459,900

Division:	Seton		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,533 sq.ft.	Age:	2022 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 250
Basement:	None	LLD:	-
Exterior:	Brick, Cement Fiber Board, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, High Ceilings, Open Floorplan, Quartz Counters, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

WELCOME to #79 230 Seton Passage SE! This gorgeous beautifully designed 2 storey townhouse will leave you breathless. It has stunning 3-bedroom, 2.5-bathroom townhouse in the heart of Seton, offering 1,532 sq. ft. of contemporary living space. Designed for both style and functionality, this home features an open-concept main floor with 9' ceilings, luxury vinyl plank flooring, and an inviting living room that flows seamlessly into the dining area. The gourmet kitchen boasts quartz countertops, a large island with seating for four, a pantry, and high-end finishes—perfect for cooking and entertaining. Step out onto your private balcony with installed turf, ideal for relaxing or enjoying a morning coffee. Upstairs, you'll find a flex space, perfect for a home office, along with a convenient upstairs laundry room. The spacious primary bedroom includes a 3-piece ensuite bathroom, while one of the additional bedrooms features its own private balcony. The remaining two bedrooms share another 4-piece bath, offering plenty of space for family or guests. A rare feature in this community, this unit comes with a double-car garage AND a full driveway, providing parking for up to four vehicles—a true luxury in Seton! Located in a highly sought-after neighbourhood, this home is just minutes from Seton's urban district, featuring shopping, dining, the South Health Campus, the YMCA, and more. Don't miss out on this exceptional opportunity. Book a private showing today!