

# \$485,000 - 224 Seton Passage Se, Calgary

MLS® #A2202240

**\$485,000**

3 Bedroom, 3.00 Bathroom, 1,502 sqft  
Residential on 5.55 Acres

Seton, Calgary, Alberta

Welcome to this stunning top-floor, corner-unit townhome in the heart of Seton! Perfect for a single professional or young family, this 3-bedroom, 2.5-bathroom home offers one of the largest layouts available with an abundance of natural light, thanks to extra windows throughout.

The open-concept living spa features a massive kitchen island, electric fireplace, and spacious dining area, making it ideal for entertaining. The south-facing PRIVATE patio ensures sunshine all day long. Enjoy the convenience of a single attached garage plus additional street parking for guests.

Located in one of Calgary's most exciting communities, you're just minutes from shopping, restaurants, the YMCA, and the South Campus Hospital. Plus, with the future Green Line CTrain coming to Seton, this is a prime investment in a growing area.

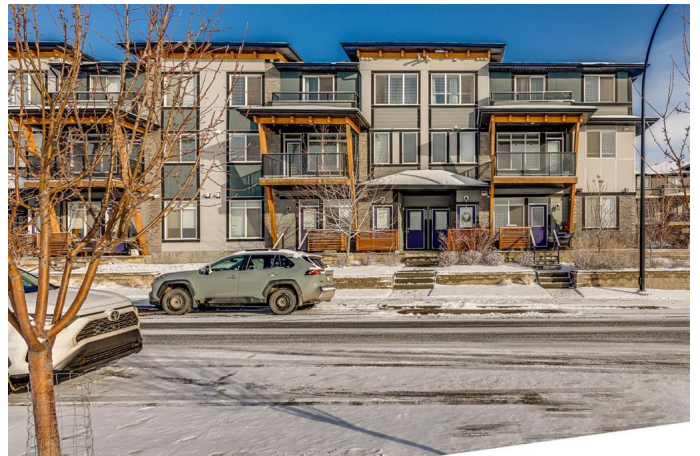
With low condo fees and a bright, spacious design, this home won't last long. Book your showing today!

Built in 2020

## Essential Information

MLS® #                   A2202240

Price                       \$485,000



Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,502
Acres	5.55
Year Built	2020
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### **Community Information**

Address	224 Seton Passage Se
Subdivision	Seton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3A7

### **Amenities**

Amenities	Parking, Snow Removal, Trash, Visitor Parking
Parking Spaces	1
Parking	Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	Kitchen Island, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
# of Stories	3
Basement	None

### **Exterior**

Exterior Features	None
Lot Description	Landscaped, Street Lighting
Roof	Asphalt Shingle
Construction	Brick, Composite Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 13th, 2025
Days on Market	1
Zoning	M-1

### **Listing Details**

Listing Office	Real Broker
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