



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**282 SETON Passage, Calgary T3M 3A7**

MLS® #: **A2161406**      Area: **Seton**      Listing Date: **08/29/24**      List Price: **\$315,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **2022**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:  
 Lot Feat: **Other**  
 Park Feat: **Stall, Titled**

Finished Floor Area  
 Abv Sqft: **565**  
 Low Sqft:  
 Ttl Sqft: **565**

DOM

**20**  
Layout  
 Beds: **1 (1 )**  
 Baths: **1.0 (1 0)**  
 Style: **Stacked Townhouse**

Parking  
 Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Concrete, Wood Frame**  
 Heating: **Forced Air**      Flooring: **Carpet, Ceramic Tile, Laminate**  
 Sewer:      Water Source:  
 Ext Feat: **None**      Fnd/Bsmt: **Slab**

Kitchen Appl: **Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer**  
 Int Feat: **Kitchen Island, No Animal Home, No Smoking Home, Pantry**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>7`9" x 4`11"</b>	<b>Den</b>	<b>Main</b>	<b>10`3" x 8`9"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>10`6" x 10`1"</b>	<b>Kitchen</b>	<b>Main</b>	<b>8`0" x 13`1"</b>
<b>Living Room</b>	<b>Main</b>	<b>12`11" x 10`10"</b>			

Legal/Tax/Financial

Condo Fee: **\$147**      Title: **Fee Simple**      Zoning: **M-1**

Fee Freq:  
**Monthly**

Legal Desc: **1910808**

Remarks

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Pub Rmks: **Stunning 1 Bedroom + Den in Seton, SE Calgary! Perfect for a Young Family or Investor Discover the perfect blend of comfort and convenience in this beautifully maintained, nearly new 1-bedroom + den unit on the main floor of a sought-after community in Seton, SE Calgary. Ideal for a young family or as a fantastic investment opportunity for Airbnb or rental, this south-facing gem offers an abundance of natural light throughout the day. The spacious bedroom provides a cozy retreat, while the versatile den can easily serve as a home office or guest room. The modern kitchen is a chef's dream, featuring sleek quartz countertops and top-of-the-line stainless steel appliances, perfect for preparing your favorite meals. Located in a prime community, you'll be just steps away from the YMCA, shopping centers, and the South Health Campus Hospital, making daily life a breeze. Don't miss out on this exceptional property—schedule your viewing today!**

Inclusions: **All furniture, Utensils, Crockery, computer table, mattress and bed frame, TV, TV STAND, portable AC unit**

Property Listed By: **PREP Realty**

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**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**