



THE
A-TEAM

**RE/MAX
FIRST**

414 SETON Passage #204, Calgary T3M3T9

MLS® #: **A2165584** Area: **Seton** Listing Date: **09/14/24** List Price: **\$424,900**
 Status: **Pending** County: **Calgary** Change: **-\$100, 05-Dec** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2023**
Lot Information
 Lot Sz Ar: **101,428 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **909**
 Low Sqft:
 Ttl Sqft: **909**

DOM

130
Layout
 Beds: **2 (2)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz: **1**

Access:
 Lot Feat: **Front Yard,Low Maintenance Landscape,Landscaped,See Remarks**
 Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Brick,Composite Siding,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Ceramic Tile,Laminate**
 Sewer: Water Source:
 Ext Feat: **Balcony,Other** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Refrigerator,Washer/Dryer Stacked**
 Int Feat: **No Animal Home,No Smoking Home,Open Floorplan**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	10`11" x 10`5"	Laundry	Main	3`6" x 3`6"
Kitchen	Main	9`0" x 10`11"	2pc Bathroom	Main	4`11" x 4`10"
Entrance	Main	3`6" x 7`2"	Balcony	Main	11`9" x 6`6"
4pc Bathroom	Second	4`11" x 7`10"	Bedroom	Second	9`11" x 10`11"
Bedroom - Primary	Second	11`8" x 10`10"	3pc Ensuite bath	Second	4`11" x 9`2"

Legal/Tax/Financial

Condo Fee:
\$204

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1

Legal Desc: **2310304**

Remarks

Pub Rmks: **Welcome to this stunning townhouse nestled in the vibrant community of Seton, Calgary! This exceptional residence offers an impressive array of amenities, including 2 bedrooms, 2.5 bathrooms, and a private attached garage. Its prime location provides convenient access to the South Health Campus and Seton's thriving shopping district, making it an unparalleled choice for both convenience and lifestyle. The intelligently designed townhouse features an open-concept main living area, perfect for entertaining guests. Upstairs, you'll find a spacious primary bedroom with a full ensuite and, a 3-piece bathroom, an additional bedroom, and laundry room on the main floor. Situated in Seton, one of Calgary's newest master-planned communities, you'll enjoy easy access to major thoroughfares such as Deerfoot and Stoney Trail, as well as the YMCA, Cineplex, South Health Campus, School, a diverse array of shops, dining venues, and more. This townhouse offers not just a residence, but a luxurious and convenient lifestyle in the heart of Seton.**

Inclusions: **none**
Property Listed By: **Real Broker**

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











