



THE
A-TEAM

**RE/MAX
FIRST**

410 SETON Passage #3108, Calgary T3M0M2

MLS® #: **A2173918**

Area: **Seton**

Listing Date: **10/18/24**

List Price: **\$511,511**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2023**

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat: **Landscaped**
Park Feat: **Single Garage Attached**

Finished Floor Area

Abv Sqft: **1,239**
Low Sqft:
Ttl Sqft: **1,239**

DOM

34
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **3 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air, Natural Gas**
Sewer:
Ext Feat: **None**

Construction: **Brick, Composite Siding, Wood Frame**
Flooring: **Laminate**
Water Source:
Fnd/Bsmt: **Slab**

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

Room Information

Room	Level	Dimensions
Living Room	Main	16`0" x 14`2"
2pc Bathroom	Main	4`11" x 4`11"
Balcony	Main	12`7" x 6`7"
Bedroom	Upper	13`0" x 9`0"
4pc Ensuite bath	Upper	8`4" x 4`11"
Walk-In Closet	Upper	4`10" x 3`11"
Balcony	Upper	13`5" x 3`0"

Room	Level	Dimensions
Kitchen	Main	16`1" x 8`4"
Furnace/Utility Room	Main	5`4" x 3`6"
Bedroom - Primary	Upper	12`11" x 9`6"
Bedroom	Upper	13`0" x 8`11"
4pc Bathroom	Upper	7`10" x 4`11"
Laundry	Upper	3`9" x 3`9"

Condo Fee:
\$220

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1

Legal Desc: **2310304**

Remarks

Pub Rmks: **Welcome to your new home! This BRIGHT and airy townhouse is flooded with NATURAL LIGHT, offering an ideal blend of modern living and convenience. The OPEN-CONCEPT main living area is perfect for entertaining, with a spacious kitchen that boasts QUARTZ COUNTERTOPS, designer fixtures, and STAINLESS STEEL APPLIANCES, all seamlessly overlooking the living and dining areas. Upstairs, you'll find three well-appointed bedrooms, including a master suite with a full en suite and walk-in closet. The second and third bedrooms share a beautifully designed main bathroom. The home is finished in the elegant New Nordic designer interior, featuring marble-style quartz countertops, laminate flooring in the living areas. Additionally, this gem includes a SINGLE ATTACHED GARAGE for your convenience. Located just steps away from South Health Campus, shopping, theatres, restaurants, parks, and pathways. The world's largest YMCA, equipped with a surf simulator, NHL-sized ice rink, climbing wall, and more, is also nearby. Welcome home to comfort, convenience, and modern living.**

Inclusions: **n/a**
Property Listed By: **Save Max Real Estate Inc.**

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







