



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**402 SETON Passage, Calgary T3M3T9**

MLS®#: **A2175104**      Area: **Seton**      Listing **10/23/24**      List Price: **\$509,000**  
 Status: **Active**      County: **Calgary**      Change: **-\$10k, 18-Nov**      Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:      Finished Floor Area  
 Lot Shape:      Abv Sqft: **1,345**  
                     Low Sqft:  
                     Ttl Sqft: **1,345**

Access:  
 Lot Feat: **Landscaped**  
 Park Feat: **Double Garage Attached**

DOM

**28**  
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**      Construction: **Brick, Composite Siding, Wood Frame**  
 Heating: **Forced Air, Natural Gas**  
 Sewer:  
 Ext Feat: **Balcony**      Flooring: **Carpet, Laminate**  
    Water Source:  
    Fnd/Bsmt:  
    **Slab**  
 Kitchen Appl: **Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer**  
 Int Feat: **Granite Counters**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>17`2" x 12`0"</b>	<b>Kitchen</b>	<b>Main</b>	<b>14`6" x 8`10"</b>
<b>Dining Room</b>	<b>Main</b>	<b>10`11" x 8`9"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>4`10" x 4`4"</b>
<b>Bedroom - Primary</b>	<b>Third</b>	<b>11`3" x 9`6"</b>	<b>3pc Ensuite bath</b>	<b>Third</b>	<b>8`5" x 4`10"</b>
<b>Bedroom</b>	<b>Third</b>	<b>8`11" x 8`3"</b>	<b>Bedroom</b>	<b>Third</b>	<b>11`9" x 8`9"</b>
<b>4pc Bathroom</b>	<b>Third</b>	<b>8`4" x 4`10"</b>	<b>Laundry</b>	<b>Third</b>	<b>5`7" x 3`7"</b>

Legal/Tax/Financial

Condo Fee:  
**\$221**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-1**

Legal Desc: **2310304**

Remarks

Pub Rmks: **Welcome to your new home! This bright and spacious END UNIT offers modern design and convenience. Featuring three bedrooms, two and a half bathrooms, and a rear-attached double car garage with ample storage space. The main level boasts luxury vinyl plank flooring, large windows, and a chef's dream kitchen with a walk-in pantry, stainless steel appliances, and quartz countertops. Upstairs, you'll find a spacious primary bedroom with a three-piece ensuite, two additional bedrooms, a four-piece bathroom, and a conveniently located laundry room. Seton is a master-planned community designed to be a new urban hub. Enjoy an easy and all within walking distance access to the amenities , including grocery stores, a movie theater, restaurants, and the world's largest YMCA. Book your private showing today!**

Inclusions:  
Property Listed By: **N/A**  
**Greater Calgary Real Estate**

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









