

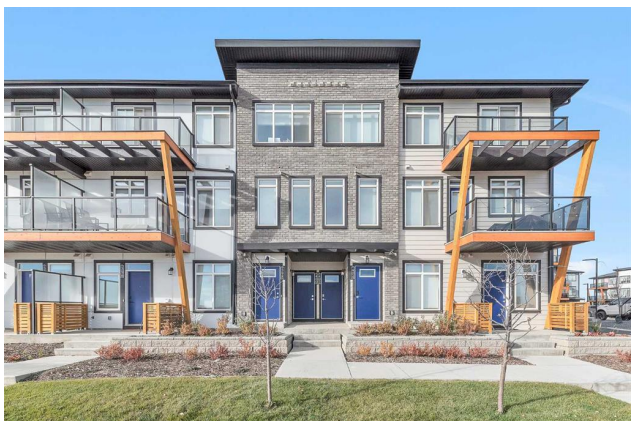


THE
A-TEAM

**RE/MAX
FIRST**

402 SETON Passage, Calgary T3M3T9

MLS® #: **A2175104** Area: **Seton** Listing Date: **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

59
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
Living Room	Main	17`2" x 12`0"	Kitchen	Main	14`6" x 8`10"
Dining Room	Main	10`11" x 8`9"	2pc Bathroom	Main	4`10" x 4`4"
Bedroom - Primary	Third	11`3" x 9`6"	3pc Ensuite bath	Third	8`5" x 4`10"
Bedroom	Third	8`11" x 8`3"	Bedroom	Third	11`9" x 8`9"
4pc Bathroom	Third	8`4" x 4`10"	Laundry	Third	5`7" x 3`7"

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





