



THE
A-TEAM

**RE/MAX
FIRST**

400 SETON Passage, Calgary T3M 3T9

MLS®#: **A2175159** Area: **Seton** Listing **10/25/24** List Price: **\$489,900**
 Status: **Active** County: **Calgary** Date: Change: **-\$8k, 06-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: **1,332**
 Low Sqft:
 Ttl Sqft: **1,332**

DOM

28
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **3 Storey**

Parking

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

Access:
 Lot Feat: **Low Maintenance Landscape,Landscaped,Street Lighting,See Remarks**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Wood Frame**
 Heating: **Forced Air** Flooring: **Laminate**
 Sewer: Water Source:
 Ext Feat: **Balcony,Private Entrance** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Breakfast Bar,Kitchen Island,No Animal Home,No Smoking Home,Quartz Counters,Separate Entrance**
 Utilities:

Room Information

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

Legal/Tax/Financial

Condo Fee:
\$221

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1

Legal Desc: **2310304**

Remarks

Pub Rmks: **Bright and beautiful three bedroom townhome in lovely Seton. Spacious room design and quality finishes make it comfortable and warm. Open design featuring a wonderful kitchen with a long functional island. Luxurious flooring through out, quartz counters, light cabinetry, stainless steel appliances and more. Two and one half baths, a private entry and the nicely finished double garage just add to your ease of living. Close to all amenities Seton and surrounding communities have to offer including a short walk to the South Health Campus. Ready for immediate occupancy. In for the Holidays!**

Inclusions: **N/A**
Property Listed By: **RE/MAX Real Estate (Central)**

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







