



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**282 SETON Passage, Calgary T3M 3A7**

MLS®#: **A2180061**

Area: **Seton**

Listing Date: **11/18/24**

List Price: **\$299,999**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Calgary**  
Year Built: **2022**

Lot Information

Lot Sz Ar:  
Lot Shape:

Access:

Lot Feat: **Few Trees,Landscaped,Street Lighting**  
Park Feat: **Stall,Titled**

Finished Floor Area

Abv Sqft: **572**  
Low Sqft:  
Ttl Sqft: **572**

DOM

**33**

Layout

Beds: **1 (1 )**  
Baths: **1.0 (1 0)**  
Style: **Stacked Townhouse**

Parking

Ttl Park: **1**  
Garage Sz:

Utilities and Features

Roof: **Asphalt,Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Lighting,Rain Gutters**

Construction: **Cement Fiber Board,Concrete,Wood Frame**  
Flooring: **Carpet,Ceramic Tile,Laminate**  
Water Source:  
Fnd/Bsmt: **Slab**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Pantry**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>13`0" x 11`0"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>7`9" x 5`0"</b>
<b>Den</b>	<b>Main</b>	<b>10`5" x 8`11"</b>

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>8`3" x 13`3"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>10`7" x 10`3"</b>
<b>Furnace/Utility Room</b>	<b>Main</b>	<b>6`3" x 10`1"</b>

Legal/Tax/Financial

Condo Fee:  
**\$150**

Title:  
**Fee Simple**

Zoning:  
**M-1**

Fee Freq:  
**Monthly**

Legal Desc: **1910808**

Remarks

Pub Rmks: **Welcome to 282 Seton Passage SE, where modern living meets exceptional value! This 1-bedroom plus Den, 1-bathroom ground-floor condo is the perfect haven for singles, couples, or small families. Featuring an open-concept layout, the bright and spacious living area effortlessly combines style and functionality. Large windows bathe the space in natural light, creating an inviting ambiance that makes you feel right at home. The contemporary kitchen is a showstopper with sleek countertops, custom cabinetry, and stainless steel appliances—perfect for culinary enthusiasts. The living area offers plenty of room for relaxing or entertaining, while the private patio provides the ideal spot to enjoy your morning coffee or unwind in the evening. The master bedroom serves as a tranquil retreat with ample closet space and large windows, while the den is perfect as a guest room, office, or child’s room. The modern bathroom features elegant fixtures and a convenient tub/shower combo. This unit’s standout ground-floor location offers easy access to a beautifully maintained communal garden space, ideal for those who love greenery without the upkeep. Nestled in the vibrant community of Seton, you’re steps away from the world-class YMCA, South Health Campus, top-tier shopping, dining, and recreational amenities. Commuters will love the quick access to major roadways and public transit. Don’t miss out on this stunning blend of comfort, convenience, and lifestyle in one of Calgary’s most desirable communities. Schedule your showing today!**

Inclusions:  
Property Listed By: **NA  
Real Estate Professionals Inc.**

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





