



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**230 SETON Passage #81, Calgary T3M 3A7**

MLS®#: **A2182177**      Area: **Seton**      Listing Date: **12/05/24**      List Price: **\$324,888**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **2021**  
Lot Information  
 Lot Sz Ar:      Finished Floor Area  
 Lot Shape:      Abv Sqft: **640**  
                     Low Sqft:  
                     Ttl Sqft: **640**

DOM

**16**  
Layout  
 Beds: **2 (2 )**  
 Baths: **1.0 (1 0)**  
 Style: **Bungalow**

Parking

Ttl Park: **1**  
 Garage Sz: **1**

Access:  
 Lot Feat: **Back Lane,Landscaped,Many Trees**  
 Park Feat: **Off Street,Stall,Titled**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Stone,Stucco,Vinyl Siding,Wood Frame**  
 Heating: **Forced Air**      Flooring: **Carpet,Laminate**  
 Sewer:      Water Source:  
 Ext Feat: **Courtyard**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer**  
 Int Feat: **Breakfast Bar,High Ceilings,Open Floorplan,Pantry,Stone Counters,Storage**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>7` 8" x 13` 2"</b>	<b>Living Room</b>	<b>Main</b>	<b>13` 0" x 10` 10"</b>
<b>Furnace/Utility Room</b>	<b>Main</b>	<b>6` 2" x 6` 5"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>11` 3" x 10` 0"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10` 6" x 8` 7"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>0` 0" x 0` 0"</b>

Legal/Tax/Financial

Condo Fee: **\$150**      Title: **Fee Simple**      Zoning: **M-1**

Fee Freq:  
**Monthly**

Legal Desc: **1910808**

Remarks

Pub Rmks: **END UNIT | GROUND LEVEL UNIT | SOUTH-FACING PATIO | TITLED PARKING | 2 BEDROOMS | STYLISH DESIGN | IN-SUITE LAUNDRY | OUTSTANDING LOCATION - WALK TO EVERYTHING! Gorgeous like-new, ground level end unit. Enjoy a convenient low-maintenance lifestyle in this immaculate and stylish 2 bedroom home. Ideally located in the vibrant community of Seton within walking distance to the world's largest YMCA, South Calgary Hospital and schools plus a vast amount of shops and restaurants. Then come home to a quiet sanctuary. The spacious ground level patio entices peaceful morning coffees, evenings barbequing with friends and lazy weekends soaking up the sunny south exposure. The sophisticated interior is bathed in natural light with tall ceilings, stone countertops and a casually elegant designer style. Relaxation is invited in the bright living room with clear sightlines throughout for easy interactions with family and guests. Show off your culinary prowess in the gorgeous kitchen featuring a large peninsula breakfast bar island, stone countertops, stainless steel appliances, full-height cabinets and a pantry for extra storage. Both bedrooms are generously sized with large closets and easy access to the stylish 4-piece bathroom. In-suite laundry and a titled parking further add to your comfort, with visitor stalls right out front for guests. There's nothing left to do in this wonderful home but move right in and start your new life in this charming, amenity-rich community!**

Inclusions:  
Property Listed By: **None**  
**eXp Realty**

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









81-230 Seton Passage SE, Calgary, AB

Main Floor Exterior Area 640.31 sq ft  
Interior Area 578.00 sq ft

Prepared for Tarek Hageahmed at CDP REALTY



PREPARED: 2024/12/03



Walls regions are excluded from total floor area in BIGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.