



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**248 SETON Passage, Calgary T3M3A7**

MLS®#: **A2182534**      Area: **Seton**      Listing Date: **12/06/24**      List Price: **\$485,000**  
 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:  
 Lot Shape:

Access:

Lot Feat: **Other**  
 Park Feat: **Single Garage Attached**

Finished Floor Area

Abv Sqft: **1,227**  
 Low Sqft:  
 Ttl Sqft: **1,227**

DOM

**15**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

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

Utilities and Features

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

Kitchen Appl: **Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave, Microwave Hood Fan, Washer/Dryer**  
 Int Feat: **Kitchen Island, Open Floorplan, Quartz Counters**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>13`6" x 13`6"</b>	<b>Kitchen</b>	<b>Main</b>	<b>42`8" x 27`11"</b>
<b>Living/Dining Room Combination</b>	<b>Main</b>	<b>53`2" x 37`1"</b>	<b>Mud Room</b>	<b>Main</b>	<b>6`11" x 17`9"</b>
<b>Entrance</b>	<b>Main</b>	<b>10`10" x 11`10"</b>	<b>Balcony</b>	<b>Main</b>	<b>22`4" x 41`8"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>39`9" x 31`10"</b>	<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>27`11" x 13`6"</b>
<b>Walk-In Closet</b>	<b>Upper</b>	<b>15`1" x 13`1"</b>	<b>Balcony</b>	<b>Upper</b>	<b>8`6" x 42`8"</b>
<b>Flex Space</b>	<b>Upper</b>	<b>15`1" x 11`6"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>35`9" x 26`7"</b>
<b>Laundry</b>	<b>Upper</b>	<b>12`10" x 12`10"</b>	<b>4pc Bathroom</b>	<b>Upper</b>	<b>25`11" x 13`6"</b>











