



**248 SETON Passage, Calgary T3M3A7**

MLS® #: **A2182534** Area: **Seton** Listing **12/06/24** List Price: **\$475,000**  
 Status: **Active** County: **Calgary** Date: Change: **-\$10k, 07-Jan** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary** Finished Floor Area  
 Year Built: **2021** Abv Sqft: **1,227**  
 Low Sqft:  
 Lot Sz Ar: Ttl Sqft: **1,227**  
 Lot Shape:

DOM

**78**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

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

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

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Wood Frame**  
 Heating: **Forced Air** Flooring: **Carpet, Vinyl Plank**  
 Sewer: Ext Feat: **Balcony** Water Source: 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
2pc Bathroom	Main	13`6" x 13`6"	Kitchen	Main	42`8" x 27`11"
Living/Dining Room Combination	Main	53`2" x 37`1"	Mud Room	Main	6`11" x 17`9"
Entrance	Main	10`10" x 11`10"	Balcony	Main	22`4" x 41`8"
Bedroom - Primary	Upper	39`9" x 31`10"	4pc Ensuite bath	Upper	27`11" x 13`6"
Walk-In Closet	Upper	15`1" x 13`1"	Balcony	Upper	8`6" x 42`8"
Flex Space	Upper	15`1" x 11`6"	Bedroom	Upper	35`9" x 26`7"
Laundry	Upper	12`10" x 12`10"	4pc Bathroom	Upper	25`11" x 13`6"
Bedroom	Upper	35`9" x 26`7"			

Legal/Tax/Financial

Condo Fee:  
**\$250**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-1**

Legal Desc: **1910808**

Remarks

Pub Rmks: **Welcome to this stunning townhouse, perfectly situated in the heart of Seton—Calgary's "Community of the Year" for two consecutive years. This beautifully designed home combines contemporary style with unparalleled comfort. As you enter, you're greeted by a spacious main level featuring 9-ft ceilings and an open-concept layout that seamlessly connects the sleek kitchen, dining area, and living space. The chef-inspired kitchen is a true centerpiece, showcasing elegant granite countertops, stainless steel appliances, and a breakfast bar overlooking the bright, airy living room. Oversized windows bathe the space in natural light, and a door opens onto your private balcony—perfect for unwinding on warm summer evenings. Upstairs, you'll find a tranquil primary bedroom complete with a walk-in closet and a luxurious 4-piece ensuite. Two additional bedrooms, another 4-piece bathroom, and a convenient laundry area with a washer and dryer complete the upper level. This home also features an oversized attached garage and central air conditioning to keep you comfortable during Calgary's hot summers. Don't miss the opportunity to own this modern gem in the vibrant Seton community, where lifestyle and convenience come together. Book your viewing today!**

Inclusions:  
Property Listed By: **0  
URBAN-REALTY.ca**

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











