

## 248 SETON Passage, Calgary T3M3A7

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

Status: Active County: Calgary Change: None Association: Fort McMurray

Date:

**General Information** 

Prop Type: Residential
Sub Type: Row/Townhouse

City/Town: Calgary Finished Floor Area
Year Built: 2021 Abv Sqft:

<u>Lot Information</u> Low Sqft:

Lot Sz Ar: Ttl Sqft: **1,227**Lot Shape:

<u>Parking</u>

1,227

DOM

**Layout** 

Beds:

Baths:

Style:

Ttl Park:

3 (3)

1

2.5 (2 1)

2 Storey

15

Garage Sz: 1

Access:

Lot Feat: Other

Park Feat: Single Garage Attached

## Utilities and Features

Roof: Asphalt Shingle Construction:

Heating: Forced Air Wood Frame
Sewer: Flooring:

Ext Feat: Balcony Carpet, Vinyl Plank
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	<u>Level</u>	<u>Dimensions</u>	Room	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	13`6" x 13`6"	Kitchen	Main	42`8" x 27`11"
Living/Dining Room CombinationMain		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: Title: \$250 Fee Simple

Zoning:
ple M-1

Fee Freq: Monthly

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: URBAN-REALTY.ca

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





















