



THE
A-TEAM

**RE/MAX
FIRST**

410 SETON Passage #3107, Calgary T3M 0M2

MLS® #: **A2186300**

Area: **Seton**

Listing Date: **01/08/25**

List Price: **\$269,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2023**

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat: **Other**
Park Feat: **Off Street, Stall**

Finished Floor Area

Abv Sqft: **468**
Low Sqft:
Ttl Sqft: **468**

DOM

14

Layout

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

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Entrance**

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

Kitchen Appl: **Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked**
Int Feat: **No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Tray Ceiling(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	8`10" x 4`11"	Bedroom	Main	11`2" x 9`5"
Kitchen	Main	9`3" x 9`8"	Living Room	Main	11`7" x 10`1"
Furnace/Utility Room	Main	3`2" x 3`11"			

Legal/Tax/Financial

Condo Fee:
\$128

Title: **Fee Simple**
Fee Freq:

Zoning:
M-1

Monthly

Legal Desc: 2310304

Remarks

Pub Rmks: **This modern 1-bedroom, 1-bathroom ground-floor condo at 410 Seton Passage SE offers the perfect combination of style, convenience, and investment potential. Whether you're a first-time homebuyer or an investor, this property is an excellent opportunity. Previously operated as a successful Airbnb, it provides flexibility for living or generating income in a thriving community. The open-concept layout features a bright and spacious living area filled with natural light from large windows, creating a warm and inviting atmosphere. The contemporary kitchen is a standout, with sleek countertops, custom cabinetry, and stainless steel appliances, making it perfect for cooking enthusiasts and entertaining guests. The master bedroom offers a peaceful retreat with ample closet space and large windows. The modern bathroom is beautifully designed with elegant fixtures and a convenient tub/shower combo. Step outside to your private patio, ideal for enjoying your morning coffee or unwinding in the evening, with easy access to a beautifully maintained communal garden space. Situated in the highly sought-after community of Seton, this condo provides unparalleled access to amenities. You're just steps away from the world-class YMCA, South Health Campus, shopping, dining, and recreational facilities. With quick access to major roadways and public transit, getting around the city is a breeze. Don't miss out on this opportunity to own a stylish and versatile property in one of Calgary's most vibrant neighborhoods. Book your showing today!**

Inclusions: **The Seller is open to selling all furniture and items within the property for an additional cost. The Buyer has the option to select any or all of the furniture and items.**

Property Listed By: **RE/MAX Real Estate (Central)**

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







