



THE
A-TEAM

**RE/MAX
FIRST**

138 SETON Passage #56, Calgary T3M 3A6

MLS®#: **A2187777** Area: **Seton** Listing Date: **01/15/25** List Price: **\$449,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2018**
Lot Information
 Lot Sz Ar: **959 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,279**
 Low Sqft:
 Ttl Sqft: **1,279**

DOM

7
Layout
 Beds: **2 (2)**
 Baths: **2.5 (2 1)**
 Style: **3 Storey**

Parking

Ttl Park: **2**
 Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Rectangular Lot**
 Park Feat: **Double Garage Attached,Tandem**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Cement Fiber Board**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Tile,Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Balcony** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Water Softener**
 Int Feat: **Low Flow Plumbing Fixtures,Quartz Counters,Soaking Tub,Storage**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	10`8" x 16`7"	Living Room	Main	14`0" x 11`6"
Dining Room	Main	10`6" x 8`3"	2pc Bathroom	Main	5`1" x 4`10"
Bedroom	Upper	10`5" x 10`10"	4pc Ensuite bath	Upper	6`10" x 7`5"
3pc Ensuite bath	Upper	6`11" x 7`10"	Bedroom - Primary	Upper	10`3" x 12`2"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$287

Fee Simple

M-1

Fee Freq:

Monthly

Legal Desc: 1910315

Remarks

Pub Rmks: **Welcome to this charming 2-bedroom, 2.5-bathroom townhouse, where modern comfort meets unbeatable convenience. Nestled in an exceptional location backing onto a beautiful green area, this delightful home welcomes you with a thoughtfully designed main level with stylish vinyl plank flooring and an open-concept layout perfect for entertaining or relaxing. The "L"-shaped kitchen shines with classic shaker cabinets, gleaming quartz countertops, and stainless steel appliances, complemented by a breakfast bar ideal for casual dining. The spacious living and dining areas flow seamlessly, creating a welcoming space for gatherings. A convenient 2-piece powder room and a door to the balcony, featuring a phantom screen door, complete the main level. Upstairs, the private retreat awaits. Two generously sized bedrooms each feature their own full ensuite, providing a sanctuary of comfort and privacy. The upstairs laundry adds to the functionality and charm, and additional perks include newer carpets, blinds & air conditioning. Step outside to take in the view of the lush green space, perfect for unwinding after a long day and a lower-level patio that backs onto a tranquil, well-maintained green space—a picturesque setting for morning coffee or evening relaxation. Plus there's ample space for your vehicles, with a tandem garage accommodating two cars and an additional driveway, ensuring convenience for you and your guests. With a wealth of amenities just steps away, you'll enjoy effortless access to everything from fitness and entertainment to daily essentials. Just minutes from your front door, explore the world-class YMCA, stock up at Superstore, catch the latest blockbuster at Cineplex, or unwind with live music at the Rendezvous lounge. Plus you're just minutes from the South Health Campus hospital. Your lifestyle is elevated with this ideal combination of proximity and practicality. Don't miss your chance to call this meticulously maintained townhouse home. Book your private showing today!**

Inclusions: N/A

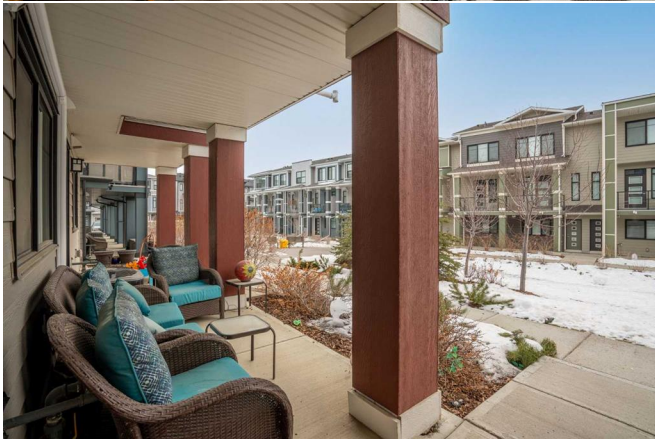
Property Listed By: Royal LePage Benchmark

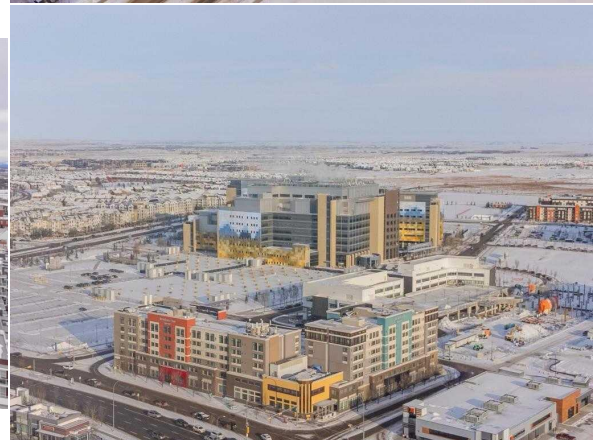
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













56-138 Seton Passage SE, Calgary, AB

Main Building: Total Exterior Area Above Grade 1279.73 sq ft



Ground Level
Exterior Area 122.51 sq ft

Main Floor
Exterior Area 980.03 sq ft

3rd Floor
Exterior Area 677.19 sq ft

Note: White regions are excluded from total floor area in EXCISE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

PREPARED: 20250114
BiGUIDE