

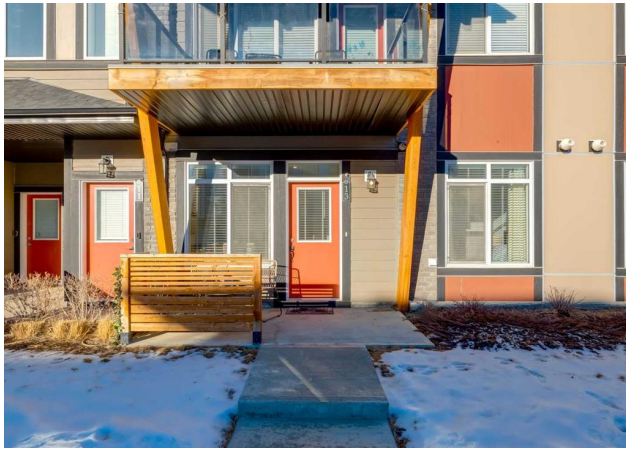


THE
A-TEAM

**RE/MAX
FIRST**

230 SETON Passage #13, Calgary T3M 3A7

MLS® #: **A2188103** Area: **Seton** Listing Date: **01/16/25** List Price: **\$299,900**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2020**

Lot Information

Lot Sz Ar: Finished Floor Area
 Lot Shape: Abv Sqft: **625**
 Low Sqft:
 Ttl Sqft: **625**

Access:
 Lot Feat: **Few Trees,Landscaped,Street Lighting**
 Park Feat: **Stall,Titled**

DOM

16
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **Townhouse**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Brick,Cement Fiber Board,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Laminate**
 Sewer: Water Source:
 Ext Feat: **BBQ gas line** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**
 Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Pantry,Quartz Counters,Tankless Hot Water**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	10`1" x 8`4"	Living Room	Main	12`2" x 10`10"
Bedroom	Main	10`0" x 9`4"	Bedroom	Main	10`3" x 8`9"
4pc Bathroom	Main	7`10" x 4`11"	Furnace/Utility Room	Main	9`10" x 6`2"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$150

Fee Simple

M-1

Fee Freq:

Monthly

Legal Desc: 1910808

Remarks

Pub Rmks: **Welcome to this beautifully designed ground-level condo offering the perfect blend of style, comfort, and convenience. This immaculate 2-bedroom home is ideal for those seeking a low-maintenance lifestyle in the heart of Seton, one of Calgary's most vibrant communities. Step into a bright and sophisticated space filled with natural light, enhanced by tall ceilings and elegant designer finishes. The open-concept living area creates a seamless flow to the stunning kitchen - a true showpiece featuring a large peninsula breakfast bar, quartz countertops, stainless steel appliances, full-height cabinetry, and a pantry for extra storage. Both bedrooms are generously sized with large closets, offering a peaceful retreat at the end of the day. The stylish 4-piece bathroom features modern finishes and a convenient tub/shower combo. In-suite laundry adds to the home's functionality, while titled parking and ample visitor stalls just outside the door provide added ease. The south-facing patio is perfect for outdoor gatherings, while the ground-floor location ensures privacy and quick access to the outdoors. Nestled in the thriving Seton community, this home offers unparalleled convenience. You're within walking distance to the world-class YMCA, South Health Campus, schools, and an array of shops and restaurants. Whether you're running errands, dining out, or enjoying the local amenities, everything is right at your fingertips. Move right into this gorgeous, like-new condo and start living the lifestyle you've been dreaming of. Schedule your private showing today and make this exceptional home yours!**

Inclusions: **None**
Property Listed By: **Royal LePage Solutions**

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









