



THE
A-TEAM

**RE/MAX
FIRST**

410 SETON Passage #3103, Calgary T3M 0M2

MLS®#: **A2188418** Area: **Seton** Listing Date: **01/17/25** List Price: **\$489,900**
 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:
 Park Feat:

Landscaped
Double Garage Attached

Finished Floor Area

Abv Sqft: **1,279**
 Low Sqft:
 Ttl Sqft: **1,279**

DOM

5
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **3 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Balcony**

Construction: **Brick, Composite Siding, Wood Frame**
 Flooring: **Carpet, Ceramic Tile, Laminate**
 Water Source:
 Fnd/Bsmt: **Slab**

Kitchen Appl: **Built-In Refrigerator, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Washer, Window Coverings**
 Int Feat: **Breakfast Bar, Built-in Features, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	4`10" x 4`11"
Kitchen	Main	14`7" x 9`3"
Furnace/Utility Room	Main	3`7" x 3`5"
4pc Ensuite bath	Upper	8`7" x 5`0"
Bedroom	Upper	8`11" x 10`0"

Room	Level	Dimensions
Dining Room	Main	11`9" x 8`1"
Living Room	Main	16`5" x 12`0"
4pc Bathroom	Upper	9`5" x 5`0"
Bedroom	Upper	8`11" x 11`8"
Bedroom - Primary	Upper	9`7" x 13`8"

Legal/Tax/Financial

Condo Fee:
\$221

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1

Legal Desc: **2310304**

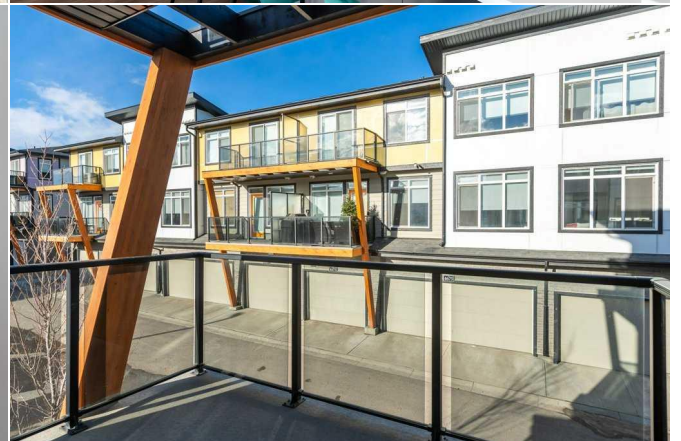
Remarks

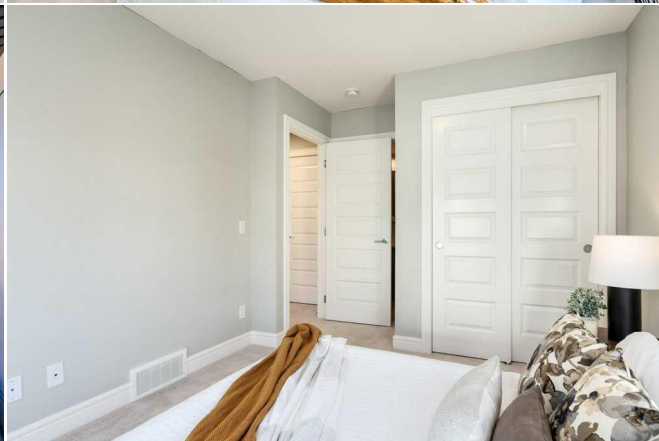
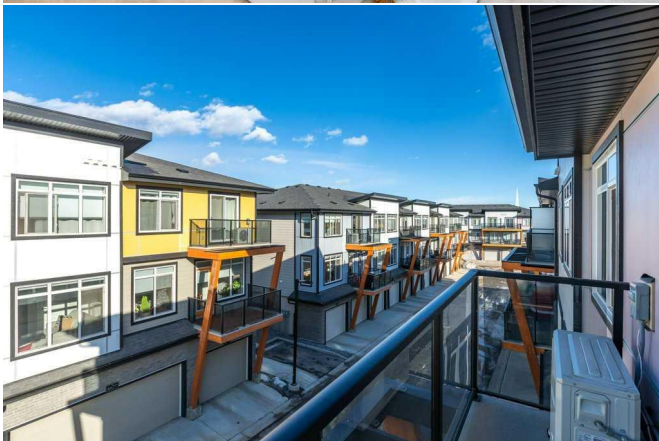
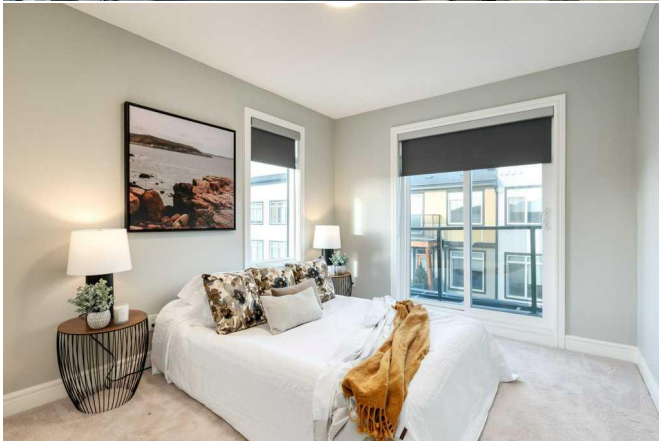
Pub Rmks: **Step into contemporary elegance with this exceptional end-unit townhouse, with exposure to the south, west and north. Situated in the dynamic community of Seton, this home effortlessly combines style, functionality, and a prime location to deliver an unparalleled living experience. From its sophisticated design to its abundant natural light, this property sets a new standard for modern living. Located in the heart of Seton, this home puts everything you need right at your doorstep. Within minutes, you'll find the renowned Seton YMCA, South Calgary Campus Hospital,, boutique shopping, and an array of dining options. The community is designed to foster connectivity and recreation, offering an ideal blend of urban convenience and suburban charm. Inside, the home's luxury finishes and thoughtful design the natural light fills every corner, highlighting the soaring 9-foot ceilings and open-concept main floor. The gourmet kitchen is a centrepiece, complete with quartz countertops, sleek stainless-steel appliances, and refined designer fixtures. The cohesive style throughout, with rich laminate flooring in the main living areas and chic tile in the bathrooms, creating a space that is as functional as it is beautiful. The upper level offers a serene retreat with three spacious bedrooms, including a primary suite featuring a walk-in closet and a full ensuite bathroom. Two additional bedrooms share a beautifully appointed main bathroom, perfect for family or guests. To complete the package, the double-attached garage ensures convenience and ample storage. More than just a home, this property delivers a lifestyle that perfectly balances luxury, comfort, and practicality in one of Calgary's most sought-after neighbourhoods..**

Inclusions: **None**
Property Listed By: **Century 21 Bamber Realty LTD.**

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











3103-410 Seton Passage SE, Calgary, AB

Main Floor Exterior Area 634.64 sq ft
Excluded Area 47.31 sq ft

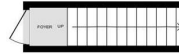


PREPARED: 2024/11/21

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

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1st Floor Exterior Area 17.03 sq ft



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2nd Floor Exterior Area 627.37 sq ft

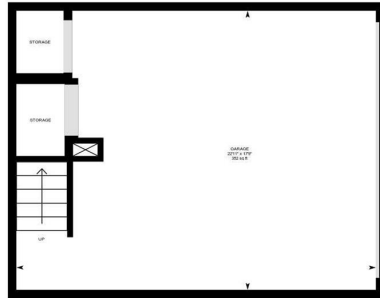


PREPARED: 2024/11/21

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Basement Excluded Area 451.79 sq ft



PREPARED: 2024/11/21

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