



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**402 SETON Passage, Calgary T3M3T9**

MLS®#: **A2188620**      Area: **Seton**      Listing **01/17/25**      List Price: **\$499,900**  
 Status: **Active**      County: **Calgary**      Date:      Change: **-\$9k, 01-Apr**      Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:      Finished Floor Area  
 Lot Shape:      Abv Sqft: **1,277**  
                     Low Sqft:  
                     Ttl Sqft: **1,277**

Access:  
 Lot Feat: **Landscaped**  
 Park Feat: **Double Garage Attached**

DOM

**78**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **Townhouse-Stacked**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Brick, Composite Siding, Wood Frame**  
 Heating: **Forced Air, Natural Gas**      Flooring: **Carpet, Laminate**  
 Sewer:      Water Source:  
 Ext Feat: **Balcony**      Fnd/Bsmt: **Slab**  
 Kitchen Appl: **Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer**  
 Int Feat: **Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	17`2" x 12`0"	Dining Room	Main	10`11" x 8`9"
Bedroom - Primary	Third	11`3" x 9`6"	Bedroom	Third	8`11" x 8`3"
4pc Bathroom	Third	8`4" x 4`10"	Kitchen	Main	14`6" x 8`10"
2pc Bathroom	Main	4`10" x 4`4"	3pc Ensuite bath	Third	8`5" x 4`10"
Bedroom	Third	11`9" x 8`9"	Laundry	Third	5`7" x 3`7"

Legal/Tax/Financial

Condo Fee:  
**\$221**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-1**

Legal Desc: **2310304**

Remarks

Pub Rmks: **OPEN HOUSE ON SATURDAY APRIL 5TH FROM 12PM TO 3PM. Beautiful 3 BEDROOM END UNIT, DOUBLE ATTACHED GARAGE, LOW CONDO FEES, WALKING DISTANCE TO AMENITIES! This bright and spacious home offers modern design and convenience. The main level boasts luxury vinyl plank flooring, large windows, and a chef's dream kitchen with a huge walk-in pantry, stainless steel appliances, and quartz countertops. The upper level offers a spacious primary bedroom with a three-piece ensuite, two additional bedrooms, a four-piece full bathroom, and a conveniently located laundry room. Excellent location within the community and is very easy walking distance to an abundance of amenities including a wide array of shops and services, schools, sports fields, the dog park, skate park, pump track, playgrounds, and is just few minutes walk to the HOA/community center site that will feature a splash park, rink, tennis courts and gardens when completed. The Seton Urban District is also close by and features the South Calgary Health Campus, Seton YMCA and Seton Library, and this master-planned community also boasts quick access in or out of town along Deerfoot Trail and Stoney Trail. Book your private showing today!**

Inclusions:  
Property Listed By: **n/a**  
**Greater Calgary Real Estate**

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









