



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**402 SETON Passage, Calgary T3M3T9**

MLS®#: **A2188620**

Area: **Seton**

Listing Date: **01/17/25**

List Price: **\$509,000**

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:

Finished Floor Area

Abv Sqft: **1,345**  
Low Sqft:  
Ttl Sqft: **1,345**

DOM

**15**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **3 Storey**

Parking

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

Access:

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

Utilities and Features

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

Construction: **Brick,Composite Siding,Wood Frame**  
Flooring: **Carpet,Laminate**  
Water Source:  
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
Living Room	Main	17`2" x 12`0"
Bedroom - Primary	Third	11`3" x 9`6"
4pc Bathroom	Third	8`4" x 4`10"
2pc Bathroom	Main	4`10" x 4`4"
Bedroom	Third	11`9" x 8`9"

Room	Level	Dimensions
Dining Room	Main	10`11" x 8`9"
Bedroom	Third	8`11" x 8`3"
Kitchen	Main	14`6" x 8`10"
3pc Ensuite bath	Third	8`5" x 4`10"
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 FEB1st and SUNDAY FEB2nd from 12PM-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**









