



THE
A-TEAM

**RE/MAX
FIRST**

420 SETON Passage #45, Calgary T3M3T9

MLS® #: **A2203811**

Area: **Seton**

Listing Date: **03/22/25**

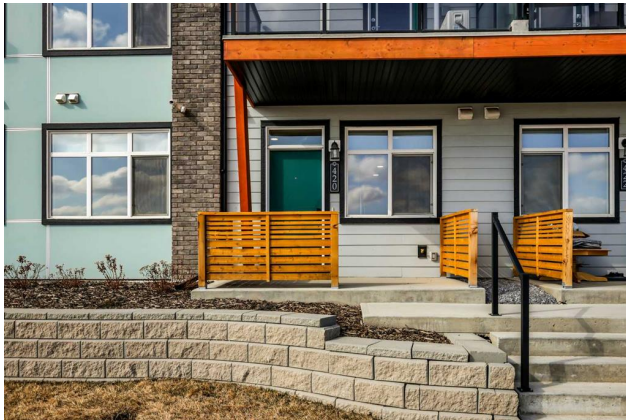
List Price: **\$265,000**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 17-Apr**

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: **425**
Low Sqft:
Ttl Sqft: **425**

Access:

Lot Feat:

Park Feat:

Other

None,Titled

DOM

27

Layout

Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Townhouse-Stacked**

Parking

Ttl Park: **1**
Garage Sz: **0**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas,Other**
Sewer:
Ext Feat: **Private Entrance**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Refrigerator,Washer**
Int Feat: **Open Floorplan,Storage,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living/Dining Room Combination	Main	14`11" x 10`2"	Bedroom	Main	8`11" x 8`6"
Kitchen	Main	9`2" x 5`5"	4pc Bathroom	Main	10`6" x 4`10"
Laundry	Main	3`5" x 3`3"	Foyer	Main	5`0" x 2`3"
Furnace/Utility Room	Main	3`10" x 3`1"			

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$128

Fee Simple

M-1

Fee Freq:

Monthly

Legal Desc:

2310304

Remarks

Pub Rmks:

Welcome to this stunning townhouse nestled in the vibrant community of Seton, Calgary! This exceptional residence offers an impressive array of amenities, including 1 bedrooms, 1 bathrooms Its prime location provides convenient access to the South Health Campus and Seton's thriving shopping district, making it an unparalleled choice for both convenience and lifestyle. The intelligently designed townhouse features an open-concept main living area, perfect for entertaining guests. you'll find a spacious primary bedroom with a walk-in closet, a 4-piece bathroom, and laundry facilities. Situated in Seton, one of Calgary's newest master-planned communities, you'll enjoy easy access to major thoroughfares such as Deerfoot and Stoney Trail, as well as the YMCA, Cineplex, South Health Campus, School, a diverse array of shops, dining venues, and more. This townhouse offers not just a residence, but a luxurious and convenient lifestyle in the heart of Seton.

Inclusions:

None

Property Listed By:

URBAN-REALTY.ca

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



