



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**220 SETON Passage, Calgary T3M3A7**

MLS® #: **A2208875**

Area: **Seton**

Listing Date: **04/05/25**

List Price: **\$499,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Row/Townhouse**

City/Town:

**Calgary**

Year Built:

**2020**

Lot Information

Finished Floor Area

Abv Sqft:

**1,487**

Low Sqft:

Ttl Sqft:

**1,487**

Lot Sz Ar:

Lot Shape:

DOM

**18**

Layout

Beds:

**3 (3 )**

Baths:

**2.5 (2 1)**

Style:

**Townhouse-Stacked**

Parking

Ttl Park:

**2**

Garage Sz:

**2**

Access:

Lot Feat:

Park Feat:

**Landscaped,Street Lighting**

**Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Playground**

Construction:

**Brick**

Flooring:

**Carpet,Laminate,Tile**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Washer,Window Coverings**

Int Feat:

**Kitchen Island,Open Floorplan,Pantry,Storage**

Utilities:

Room Information

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>8`9" x 15`9"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`0" x 5`0"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>13`2" x 10`3"</b>
<b>Bedroom</b>	<b>Second</b>	<b>9`7" x 9`5"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>8`2" x 5`3"</b>

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>9`1" x 11`9"</b>
<b>Living Room</b>	<b>Main</b>	<b>13`3" x 16`6"</b>
<b>Bedroom</b>	<b>Second</b>	<b>9`7" x 9`5"</b>
<b>4pc Ensuite bath</b>	<b>Second</b>	<b>4`9" x 8`3"</b>
<b>Laundry</b>	<b>Second</b>	<b>5`6" x 4`0"</b>

Legal/Tax/Financial

Condo Fee:		Title:		Zoning:
<b>\$250</b>		<b>Fee Simple</b>		<b>M-1</b>
		Fee Freq:		
		<b>Monthly</b>		
Legal Desc:	<b>1910808</b>			
		Remarks		
Pub Rmks:	<p><b>Welcome to this stunning townhome, ideally situated in the heart of Seton—one of Calgary’s most dynamic and sought-after communities. This spacious 3-bedroom, 2.5-bathroom home offers one of the largest layouts in the area, filled with an abundance of natural light from additional windows, creating an airy and bright atmosphere throughout. Perfect for a single professional or a young family, the open-concept main floor showcases a chef-inspired kitchen with a sprawling island, complemented by a generous dining area that’s perfect for entertaining guests. Step outside to your private patio—an ideal space for outdoor relaxation. Convenience is key with a double attached garage, plus additional street parking available for your guests. You’re also just minutes away from a wide array of shopping, dining, and entertainment options, along with the YMCA and South Campus Hospital. Seton is a community on the rise, and with the future Green Line C-Train station just around the corner, this property is not only a beautiful home but also an excellent investment in one of Calgary’s most exciting and rapidly growing areas. With low condo fees, a bright and open design, and an unbeatable location, this home is sure to move quickly. Don’t miss out—book your showing today and discover why Seton is the perfect place to call home!</b></p>			
Inclusions:	<b>none</b>			
Property Listed By:	<b>E-Trinity Realty and Management Ltd</b>			

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



















