

\$475,000 - 224 Seton Passage Se, Calgary

MLS® #A2202240

\$475,000

3 Bedroom, 3.00 Bathroom, 1,390 sqft

Residential on 0.00 Acres

Seton, Calgary, Alberta

Now priced to sell – this top-floor, corner-unit townhome in Seton is an absolute showstopper and won't last long!

Featuring one of the most preferred layouts in the complex, this 3-bedroom, 2.5-bathroom home offers a functional and spacious design that perfectly balances style and comfort. The open-concept layout is flooded with natural light from extra windows, exclusive to corner units, creating a bright and inviting atmosphere throughout.

This home is loaded with high-end upgrades, including luxury vinyl plank flooring, elegant quartz countertops, a stylish tile backsplash, a full suite of upgraded appliances, and a sleek electric fireplace. The expansive kitchen, complete with an oversized island, flows seamlessly into the dining and living areas – perfect for both entertaining and everyday living.

Enjoy two private balconies, including a sunny, south-facing patio ideal for relaxing or hosting. The attached single garage and ample street parking add everyday convenience.

Set in the heart of Seton, one of Calgary's fastest-growing communities, you're just minutes from shops, restaurants, the YMCA, South Health Campus, and the future Green Line CTrain – making this an unbeatable location for professionals, families, or



investors.

With low condo fees, thoughtful design, premium finishes, and a motivated new price, this home is a rare opportunity. Book your showing today before itâ€™s gone!

Built in 2020

Essential Information

MLS® #	A2202240
Price	\$475,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,390
Acres	0.00
Year Built	2020
Type	Residential
Sub-Type	Row/Townhouse
Style	Stacked Townhouse
Status	Active

Community Information

Address	224 Seton Passage Se
Subdivision	Seton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3A7

Amenities

Amenities	Parking, Snow Removal, Trash, Visitor Parking
Parking Spaces	1
Parking	Single Garage Attached
# of Garages	1

Interior

Interior Features	Kitchen Island, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Washer, Window Coverings, Stove(s)
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
# of Stories	3
Basement	None

Exterior

Exterior Features	None
Lot Description	Landscaped, Street Lighting
Roof	Asphalt Shingle
Construction	Brick, Composite Siding
Foundation	Poured Concrete

Additional Information

Date Listed	March 13th, 2025
Days on Market	69
Zoning	M-1

Listing Details

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.