

# \$275,000 - 45, 420 Seton Passage Se, Calgary

MLS® #A2203811

**\$275,000**

1 Bedroom, 1.00 Bathroom, 426 sqft

Residential on 0.00 Acres

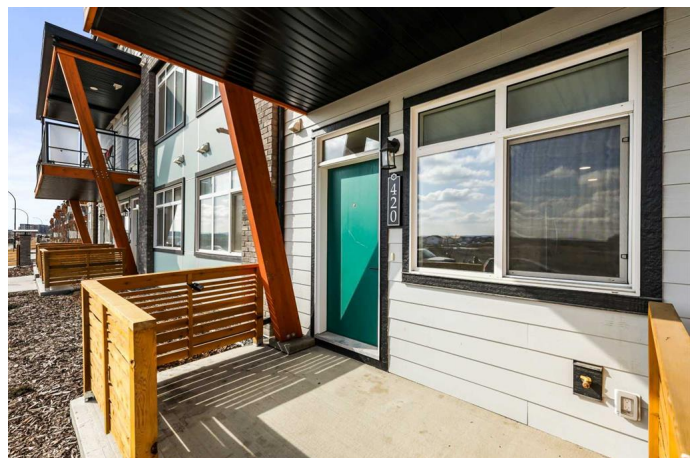
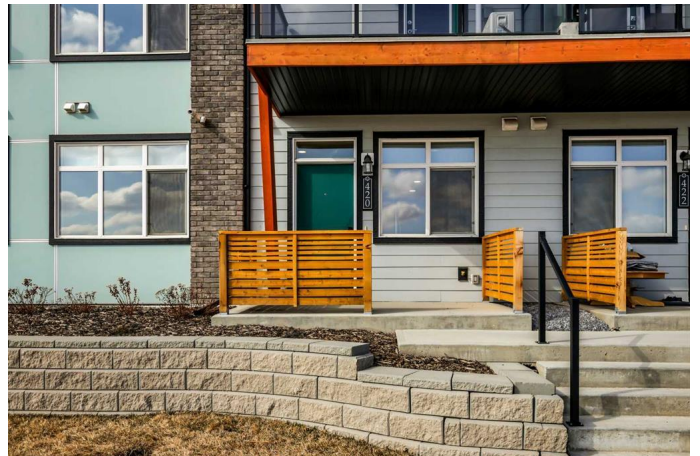
Seton, Calgary, Alberta

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.

Built in 2023

## Essential Information

MLS® #	A2203811
Price	\$275,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1



Square Footage	426
Acres	0.00
Year Built	2023
Type	Residential
Sub-Type	Row/Townhouse
Style	Stacked Townhouse
Status	Active

### **Community Information**

Address	45, 420 Seton Passage Se
Subdivision	Seton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M3T9

### **Amenities**

Amenities	Trash, Visitor Parking
Parking Spaces	1
Parking	Titled, None

### **Interior**

Interior Features	Open Floorplan, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer
Heating	Forced Air, Natural Gas, Other
Cooling	None
Basement	None

### **Exterior**

Exterior Features	Private Entrance
Lot Description	Other
Roof	Asphalt Shingle
Construction	Brick, Composite Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 22nd, 2025
Days on Market	15
Zoning	M-1

HOA Fees 394  
HOA Fees Freq. ANN

## **Listing Details**

Listing Office URBAN-REALTY.ca

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.