

# \$459,000 - 248 Seton Passage Se, Calgary

MLS® #A2200737

**\$459,000**

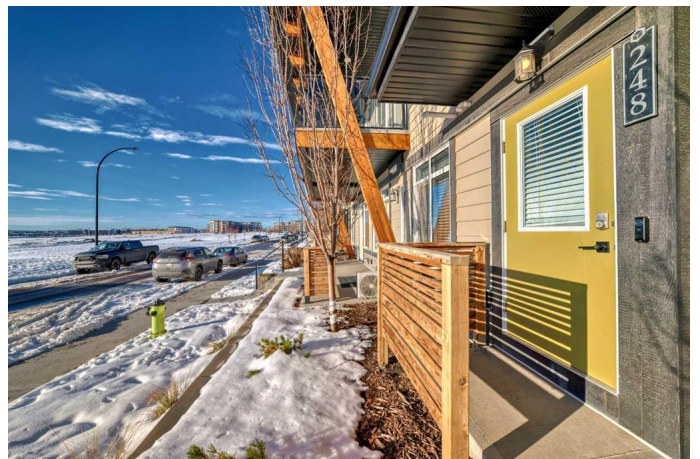
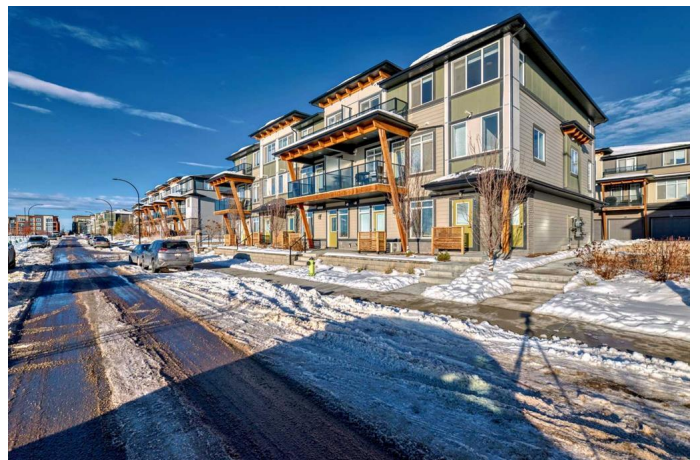
3 Bedroom, 3.00 Bathroom, 1,227 sqft  
Residential on 0.00 Acres

Seton, Calgary, Alberta

Welcome to this stunning townhouse, perfectly situated in the heart of Seton—Calgary's "Community of the Year" for two consecutive years. This beautifully designed home combines contemporary style with unparalleled comfort. As you enter, you're greeted by a spacious main level featuring 9-ft ceilings and an open-concept layout that seamlessly connects the sleek kitchen, dining area, and living space. The chef-inspired kitchen is a true centerpiece, showcasing elegant granite countertops, stainless steel appliances, and a breakfast bar overlooking the bright, airy living room. Oversized windows bathe the space in natural light, and a door opens onto your private balcony—perfect for unwinding on warm summer evenings. Upstairs, you'll find a tranquil primary bedroom complete with a walk-in closet and a luxurious 4-piece ensuite. Two additional bedrooms, another 4-piece bathroom, and a convenient laundry area with a washer and dryer complete the upper level. This home also features an oversized attached garage and central air conditioning to keep you comfortable during Calgary's hot summers. Don't miss the opportunity to own this modern gem in the vibrant Seton community, where lifestyle and convenience come together. Book your viewing today!

Built in 2021

## Essential Information



MLS® #	A2200737
Price	\$459,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,227
Acres	0.00
Year Built	2021
Type	Residential
Sub-Type	Row/Townhouse
Style	Stacked Townhouse
Status	Active

### **Community Information**

Address	248 Seton Passage Se
Subdivision	Seton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M3A7

### **Amenities**

Amenities	Visitor Parking
Parking Spaces	1
Parking	Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	Kitchen Island, Quartz Counters
Appliances	Dishwasher, Garage Control(s), Microwave, Central Air Conditioner, Electric Range, Microwave Hood Fan, Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Basement	None

### **Exterior**

Exterior Features	Balcony, Private Entrance
Lot Description	Other

Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 9th, 2025
Days on Market	28
Zoning	M-1

### **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.