

**154 Seton Passage SE**  
**Calgary, Alberta**

**MLS # A2313678**



**\$415,000**

<b>Division:</b>	Seton		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,252 sq.ft.	<b>Age:</b>	2018 (8 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Tandem		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 314
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, No Smoking Home, Open Floorplan, Pantry		

**Inclusions:** none

Welcome to this stunning south-facing townhouse situated in the vibrant community of Seton, Calgary! This exceptional residence boasts modern amenities, including two generously sized bedrooms, 2.5 bathrooms, and a private Tandem attached garage. Its south-facing orientation fills the home with ample natural light, creating a bright and inviting atmosphere. The kitchen features beautiful stainless steel appliances, perfect for modern living and entertaining. The thoughtfully designed open-concept main living area is ideal for gatherings and daily family life. Upstairs, you'll find a spacious primary bedroom with a full en-suite bathroom, a second good-sized bedroom, and a convenient laundry room. Located in one of Calgary's newest master-planned communities, Seton offers effortless access to major routes like Deerfoot Trail and Stoney Trail. Enjoy nearby amenities, including the YMCA, Cineplex, schools, a diverse array of shops and restaurants, and the South Health Campus. This townhouse offers more than just a home's luxurious, convenient lifestyle in the heart of Seton.