

# \$437,500 - 114 Seton Passage Se, Calgary

MLS® #A2224908

**\$437,500**

2 Bedroom, 3.00 Bathroom, 1,173 sqft

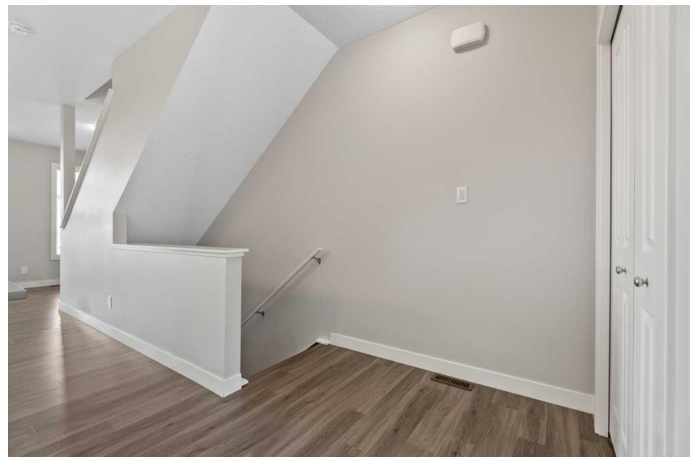
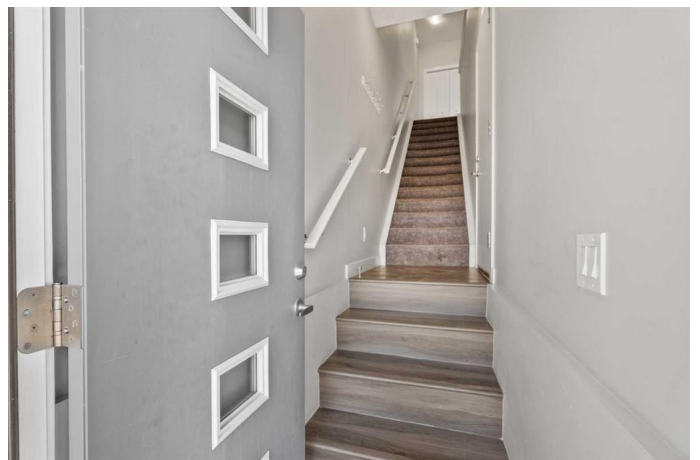
Residential on 0.02 Acres

Seton, Calgary, Alberta

OPEN HOUSE SAT JUNE 14, 2 - 4 \*\*\*.

PRICE IMPROVEMENT \*\*\*. Welcome to this beautifully designed 2-bedroom, 2.5-bath townhome offering over 1,100 sq. ft. of bright, modern living space in the heart of vibrant Seton. Featuring dual primary suites, each with its own ensuite, this home is ideal for professionals, roommates, or small families seeking comfort and privacy. The open-concept main floor is flooded with natural light thanks to large windows and a sunny south-facing balcony – the perfect place to enjoy your morning coffee or evening sunsets. The kitchen is a chef’s dream with plenty of storage, crisp white cabinetry, a functional eat-up bar, and contemporary lighting throughout. Stylish vinyl plank flooring spans the main level, while plush carpet adds warmth upstairs. Convenience is key with upper-floor laundry, a tandem garage, easily walkable to the many fabulous amenities that Seton has to offer. This includes South Health Campus, the world's largest YMCA, South Calgary Public Library, restaurants and shopping, Cineplex Seton, a senior's community, schools, a future planned stop for the Green Line Station and parks and outdoor recreational features. Truly this townhome is one to view in a neighbourhood that you will want to call home.

Built in 2018



## Essential Information

MLS® #	A2224908
Price	\$437,500
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,173
Acres	0.02
Year Built	2018
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

## Community Information

Address	114 Seton Passage Se
Subdivision	Seton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3A6

## Amenities

Amenities	None
Parking Spaces	2
Parking	Single Garage Attached, Tandem
# of Garages	2

## Interior

Interior Features	Granite Counters, High Ceilings, No Smoking Home
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

## Exterior

Exterior Features	Balcony
-------------------	---------

Lot Description	Street Lighting
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 28th, 2025
Days on Market	32
Zoning	M-1

### **Listing Details**

Listing Office	CIR Realty
----------------	------------

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.