

# \$448,900 - 390 Seton Passage Se, Calgary

MLS® #A2231707

**\$448,900**

3 Bedroom, 3.00 Bathroom, 1,310 sqft  
Residential on 0.00 Acres

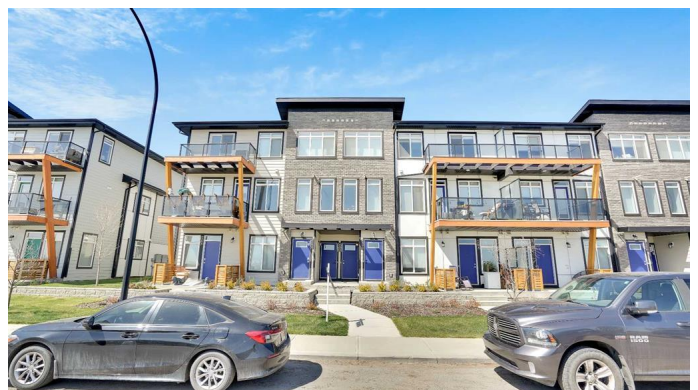
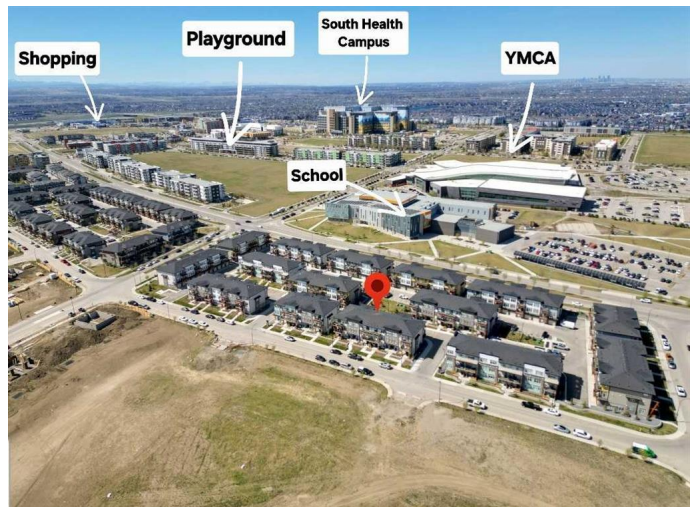
Seton, Calgary, Alberta

Welcome to your dream home in SETON, SE ! This beautifully designed 3-bedroom, 2.5-bath townhome, built in 2023, offers modern living in one of Calgary's most sought-after communities. With a double attached garage and a low condo fee, this home combines functionality, luxury, and convenience like no other.

Located just steps away from YMCA, local schools, and picturesque parks and ponds, this residence truly brings nature to your doorstep. Whether it's a peaceful walk or easy access to top amenities, this home has it all. You're just 1 minute from South Health Campus, 2 minutes from Cineplex, and moments from all major retail outlets, including restaurants, coffee shops, and grocery stores. Quick access to Stoney Trail makes commuting a breeze.

Step inside and be captivated by elegant chandeliers, golden finishes, and an impressively large pantry that perfectly complements the modern kitchen layout. The landscaped front yard adds curb appeal, while the home's only 2-year age ensures you're getting nearly new quality with no compromises.

This is more than just a home—it's a lifestyle. Literally everything you need to get started is here.



Built in 2023

Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2231707      |
| Price          | \$448,900     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,310         |
| Acres          | 0.00          |
| Year Built     | 2023          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

Community Information

|             |                      |
|-------------|----------------------|
| Address     | 390 Seton Passage Se |
| Subdivision | Seton                |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3M 3T9              |

Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Park, Playground       |
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

Interior

|                   |                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------|
| Interior Features | Chandelier, French Door, Kitchen Island, Open Floorplan, Pantry                                |
| Appliances        | Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Baseboard                                                                                      |
| Cooling           | None                                                                                           |
| Basement          | None                                                                                           |

Exterior

|                   |                                    |
|-------------------|------------------------------------|
| Exterior Features | Balcony, BBQ gas line              |
| Lot Description   | Landscaped                         |
| Roof              | Asphalt Shingle                    |
| Construction      | Concrete, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                    |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 20th, 2025 |
| Days on Market | 3               |
| Zoning         | M-1             |

**Listing Details**

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

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