

**418 Seton Passage SE
Calgary, Alberta****MLS # A2276610****\$240,000**

Division:	Seton		
Type:	Residential/Other		
Style:	Townhouse		
Size:	509 sq.ft.	Age:	2023 (3 yrs old)
Beds:	1	Baths:	1
Garage:	Off Street, Stall		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape, Other		

Heating:	High Efficiency	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 128
Basement:	None	LLD:	15-22-29-W4
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Open Floorplan		
Inclusions:	None		

Imagine waking up to a gorgeous view of the sunrise, sipping a coffee on your south-facing balcony enjoying the unobstructed views of sunrise. A 5 minute walk to YMCA, this modern townhome has its own parking stall, and is located in the heart of Seton, one of Calgary's most desirable and fast-growing communities. Built in 2023, this 500+ sq ft south-facing unit offers excellent natural light and a functional, low-maintenance layout. The interior features durable luxury vinyl plank flooring, contemporary finishes, and an efficient open-concept design ideal for first-time buyers, professionals, or investors. Enjoy unbeatable convenience with shopping centres, restaurants, movie theatres, the Seton YMCA, and the South Health Campus hospital just steps away. Quick access to major roadways makes commuting across the city effortless. A fantastic opportunity to own in a vibrant, amenity-rich community with strong long-term value.