

\$474,900 - 112, 112 Seton Passage Se, Calgary

MLS® #A2122390

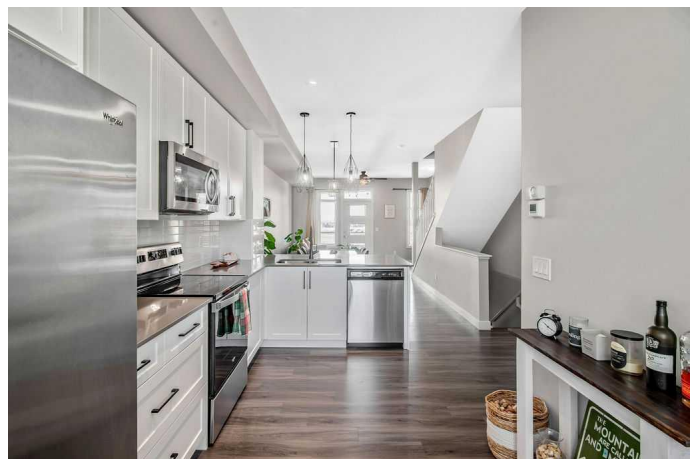
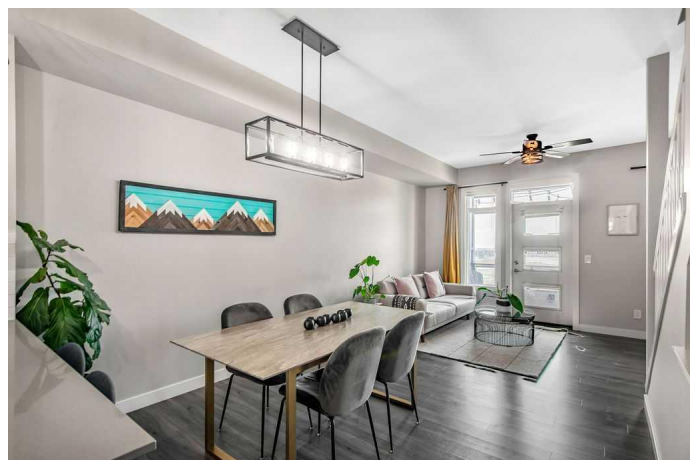
\$474,900

2 Bedroom, 3.00 Bathroom, 1,236 sqft

Residential on 0.02 Acres

Seton, Calgary, Alberta

Pristine condition and location in Seton! Enjoy privacy with the common road behind you instead of neighbours. This 2 bedroom double master has 2 ensuites - one with a soaker tub and one with an extra large shower, modern subway tiles, and large closets with organizers. The upstairs laundry is conveniently located. The double tandem garage is drywalled/painted, with a hose bib and tons of extra storage for bikes and equipment. This modern open kitchen and living room design has beautiful white kitchen cabinetry with quartz countertops complete with all the functional extras, including self-closing cabinetry hinges, pull-out drawers, and Whirlpool Stainless steel appliances. Resilient luxury vinyl plank flooring compliments the unit's large windows, allowing natural light throughout the living spaces with open railing spindles. Check out the attention to detail from the upgraded black kitchen tap, 3 matching ceiling fans, black kitchen handles/door pulls and matching window coverings. Even the half bath has beautiful custom (removable) wallpaper! Sit outside on the deck and enjoy your south exposure with its exterior hardiboard siding and excellent curb appeal. Unbeatable location with all conveniences! This award-winning community offers a wellness lifestyle with this unit being within walking distance to the South Calgary Health Campus, Future C-train, Public Library, JCS High School, YMCA, grocery stores, Cineplex theatre, banks, restaurants and many



shops! Plus, the best is yet to come with many more schools, community features, and programming from Brookfield the developer soon.

Built in 2018

Essential Information

MLS® #	A2122390
Price	\$474,900
Sold Price	\$485,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,236
Acres	0.02
Year Built	2018
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	112, 112 Seton Passage Se
Subdivision	Seton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3A6

Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Attached, Garage Door Opener, Insulated, Tandem

Interior

Interior Features	Ceiling Fan(s), Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters
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Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
# of Stories	3
Basement	None

Exterior

Exterior Features	Balcony
Lot Description	Back Lane, Low Maintenance Landscape, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Asphalt, Cement Fiber Board, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 20th, 2024
Date Sold	April 30th, 2024
Days on Market	10
Zoning	M-1
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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