

\$469,900 - 12, 138 Seton Passage Se, Calgary

MLS® #A2125436

\$469,900

2 Bedroom, 3.00 Bathroom, 1,142 sqft

Residential on 0.02 Acres

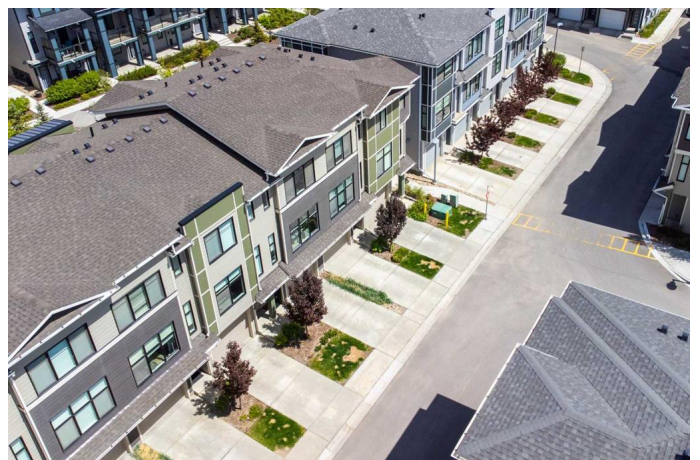
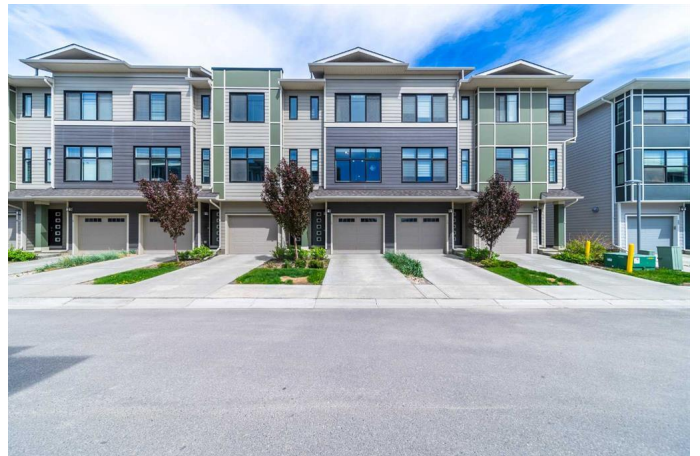
Seton, Calgary, Alberta

****PRICE IMPROVEMENT**** Welcome to your new home at Unity in Seton, nestled in the heart of the South East's most vibrant community. Here, all the amenities you need are just a short walk or bike ride away, making this TownHome is a true urban sanctuary with a taste of the suburbs.

Step inside this meticulously designed residence to discover a dual owner's suite floor plan, complete with upper floor laundry for your convenience. The main floor impresses with 9-foot ceilings, luxury vinyl plank flooring, and sleek quartz kitchen countertops, complemented by stainless steel appliances. Large windows throughout flood each room with natural light, offering serene views of the green space area. The new electric fireplace serves as the perfect focal point of the great room, adding warmth and elegance.

The home features an attached garage with space for two cars in tandem, plus additional parking on the unit's single driveway.

Seton's Urban District offers a bustling array of restaurants and shops, alongside the world's largest YMCA and Calgary's South Health Campus hospital. Anticipate the future Homeowners Association, which will provide a 13,000-square-foot facility adjacent to a private park exclusively for Seton residents. This space will include a splash



park, hockey rink, tennis courts, gardens, entertainment areas, and more.

Perfect for the savvy investor or first-time buyer, this home is an opportunity not to be missed.

Built in 2019

Essential Information

MLS® #	A2125436
Price	\$469,900
Sold Price	\$460,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,142
Acres	0.02
Year Built	2019
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey, Side by Side
Status	Sold

Community Information

Address	12, 138 Seton Passage Se
Subdivision	Seton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0M2

Amenities

Amenities	Park, Snow Removal, Trash
Parking Spaces	3
Parking	Double Garage Attached, Tandem

Interior

Interior Features	Breakfast Bar, High Ceilings, Open Floorplan, Stone Counters, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Basement	None

Exterior

Exterior Features	Courtyard, Lighting, Private Entrance, Rain Gutters
Lot Description	Backs on to Park/Green Space, Greenbelt
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Composite Siding, Concrete, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 26th, 2024
Date Sold	July 21st, 2024
Days on Market	25
Zoning	M-1
HOA Fees	375.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX Real Estate (Central)
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