

# \$477,000 - 402 Seton Passage Se, Calgary

MLS® #A2220387

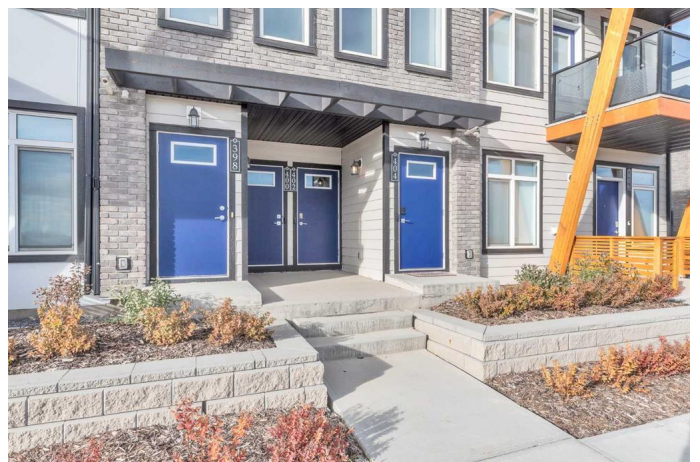
**\$477,000**

3 Bedroom, 3.00 Bathroom, 1,277 sqft

Residential on 0.00 Acres

Seton, Calgary, Alberta

Welcome to this beautifully maintained three bedroom end-unit townhome with a double attached garage, located in the highly sought-after community of Seton! Bright, airy, and lovingly cared for by its original owner, this home is sure to impress even the most discerning buyers. The main floor offers a functional open-concept layout, featuring a spacious living room, dining area, and a stylish two-toned kitchen complete with stainless steel appliances, a large pantry, and a flat-top breakfast bar, perfect for everyday living and entertaining. Durable luxury vinyl plank flooring runs throughout the main level, which also includes a discreetly located 2-piece powder room for added convenience. Upstairs, youâ€™ll find three generously sized bedrooms, including a well-appointed primary suite with a full ensuite and a beautifully tiled shower. A second 4-piece bathroom and a convenient upper-floor laundry area complete the upper level. Enjoy not one, but two private outdoor living spaces, ideal for morning coffee or evening relaxation. The double attached garage offers secure parking and additional storage. Located in a prime spot within the community, this home is just steps from a wide array of amenities, including shops, services, schools, sports fields, a dog park, skate park, pump track, and multiple playgrounds. Itâ€™s also only minutes from the future HOA/community center, which will feature a splash park, skating rink, tennis courts, and gardens. The vibrant Seton Urban District is



close by, offering access to the South Calgary Health Campus, Seton YMCA, and Seton Library. With quick access to both Deerfoot Trail and Stoney Trail, commuting in or out of the city is a breeze. Donâ€™t miss this exceptional opportunity, book your private showing today!

Built in 2023

**Essential Information**

MLS® #	A2220387
Price	\$477,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,277
Acres	0.00
Year Built	2023
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Active

**Community Information**

Address	402 Seton Passage Se
Subdivision	Seton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3t9

**Amenities**

Amenities	None
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

**Interior**

Interior Features	Kitchen Island
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Basement	None

## Exterior

Exterior Features	Balcony
Lot Description	Level
Roof	Asphalt Shingle
Construction	Brick, Composite Siding, Wood Frame
Foundation	Slab

## Additional Information

Date Listed	May 12th, 2025
Days on Market	3
Zoning	M-1

## Listing Details

Listing Office	The Home Hunters Real Estate Group Ltd.
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