

# \$425,000 - 114 Seton Passage Se, Calgary

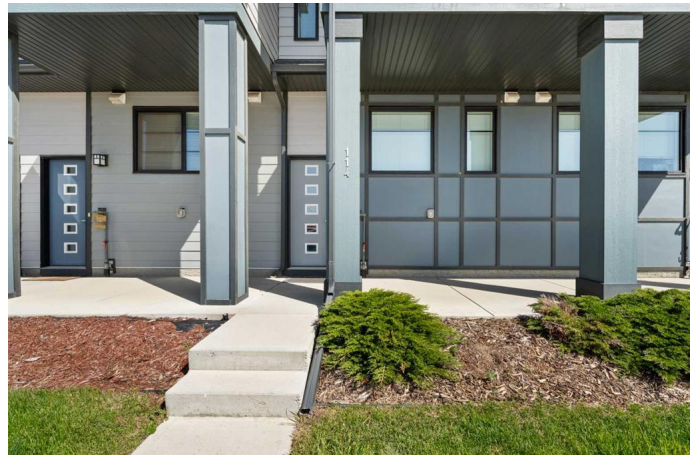
MLS® #A2224908

**\$425,000**

2 Bedroom, 3.00 Bathroom, 1,173 sqft  
Residential on 0.02 Acres

Seton, Calgary, Alberta

\*\*\*. NEW PRICE \*\*\* Welcome to this beautifully designed 2-bedroom, 2.5-bath townhome offering over 1,100 sq. ft. of bright, modern living space in the heart of vibrant Seton. Featuring dual primary suites, each with its own ensuite, this home is ideal for professionals, roommates, or small families seeking comfort and privacy. The open-concept main floor is flooded with natural light thanks to large windows and a sunny south-facing balcony – the perfect place to enjoy your morning coffee or evening sunsets. The kitchen is a chef’s dream with plenty of storage, crisp white cabinetry, a functional eat-up bar, and contemporary lighting throughout. Stylish vinyl plank flooring spans the main level, while plush carpet adds warmth upstairs. Convenience is key with upper-floor laundry, a tandem garage, easily walkable to the many fabulous amenities that Seton has to offer. This includes South Health Campus, the world's largest YMCA, South Calgary Public Library, restaurants and shopping, Cineplex Seton, a senior’s community, schools, a future planned stop for the Green Line Station and parks and outdoor recreational features. Truly this townhome is one to view in a neighbourhood that you will want to call home.



Built in 2018

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2224908      |
| Price          | \$425,000     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,173         |
| Acres          | 0.02          |
| Year Built     | 2018          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 114 Seton Passage Se |
| Subdivision | Seton                |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3M 3A6              |

### Amenities

|                |                                |
|----------------|--------------------------------|
| Amenities      | None                           |
| Parking Spaces | 2                              |
| Parking        | Single Garage Attached, Tandem |
| # of Garages   | 2                              |

### Interior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, High Ceilings, No Smoking Home                                   |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked |
| Heating           | Forced Air, Natural Gas                                                            |
| Cooling           | None                                                                               |
| Basement          | None                                                                               |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Balcony         |
| Lot Description   | Street Lighting |

|              |                 |
|--------------|-----------------|
| Roof         | Asphalt Shingle |
| Construction | Wood Frame      |
| Foundation   | Poured Concrete |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 28th, 2025 |
| Days on Market | 73             |
| Zoning         | M-1            |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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