



## 138 Seton Pass Calgary Alberta

\$449,900

Welcome to this charming 2-bedroom, 2.5-bathroom townhouse, where modern comfort meets unbeatable convenience. Nestled in an exceptional location backing onto a beautiful green area, this delightful home welcomes you with a thoughtfully designed main level with stylish vinyl plank flooring and an open-concept layout perfect for entertaining or relaxing. The "L"-shaped kitchen shines with classic shaker cabinets, gleaming quartz countertops, and stainless steel appliances, complemented by a breakfast bar ideal for casual dining. The spacious living and dining areas flow seamlessly, creating a welcoming space for gatherings. A convenient 2-piece powder room and a door to the balcony, featuring a phantom screen door, complete the main level. Upstairs, the private retreat awaits. Two generously sized bedrooms each feature their own full ensuite, providing a sanctuary of comfort and privacy. The upstairs laundry adds to the functionality and charm, and additional perks include newer carpets, blinds & air conditioning. Step outside to take in the view of the lush green space, perfect for unwinding after a long day and a lower-level patio that backs onto a tranquil, well-maintained green space—a picturesque setting for morning coffee or evening relaxation. Plus there's ample space for your vehicles, with a tandem garage accommodating two cars and an additional driveway, ensuring convenience for you and your guests. With a wealth of amenities just steps away, you'll enjoy effortless access to everything from fitness and entertainment to daily essentials. Just minutes from your front door, explore the world-class YMCA, stock up at Superstore, catch the latest blockbuster at Cineplex, or unwind with live music at the Rendezvous lounge. Plus you're just minutes from the South Health Campus hospital. Your lifestyle is elevated with this ideal combination of proximity and pra...

Kitchen 10.67 Ft x 16.58 Ft  
Living room 14.00 Ft x 11.50 Ft  
Dining room 10.50 Ft x 8.25 Ft  
2pc Bathroom 5.08 Ft x 4.83 Ft

Bedroom 10.42 Ft x 10.83 Ft  
4pc Bathroom 6.83 Ft x 7.42 Ft  
3pc Bathroom 6.92 Ft x 7.83 Ft  
Primary Bedroom 10.25 Ft x 12.17 Ft

Listing Presented By:



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