



## 138 Seton Pass Calgary Alberta

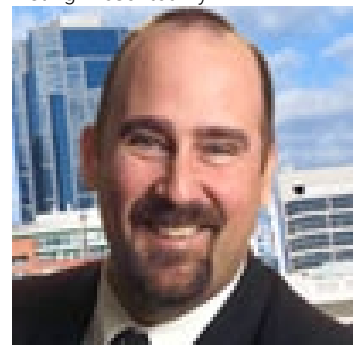
\$469,900

**\*\*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. (id:6769)

2pc Bathroom 5.08 Ft x 4.92 Ft  
Dining room 10.58 Ft x 9.17 Ft  
Kitchen 14.17 Ft x 16.50 Ft  
Living room 14.17 Ft x 10.92 Ft

3pc Bathroom 6.92 Ft x 7.83 Ft  
4pc Bathroom 7.00 Ft x 7.58 Ft  
Bedroom 10.67 Ft x 11.00 Ft  
Primary Bedroom 10.42 Ft x 17.00 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX Real Estate (Central)

<https://www.amandalima.ca/>

**RE/MAX Realty Professionals**

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