



414 Seton Pass Calgary Alberta

\$395,000

PRICE REDUCED - BEST VALUE IN SETON! 2 BEDROOM TOWNHOUSE WITH NEARLY 20-FT DEEP ATTACHED GARAGE, DRIVEWAY PARKING & LARGE STORAGE SPACE IN SETON. Stylish modern home with low condo fees, a covered balcony with BBQ gas line, and steps to South Health Campus, YMCA, shopping, restaurants, and everyday amenities. Welcome to this beautifully designed 2-bedroom, 2.5-bathroom townhouse in the heart of Seton, offering the perfect combination of modern finishes, functional living space, and low maintenance convenience. Whether you're a first time buyer, downsizer, or investor, this home delivers outstanding value in one of Calgary's fastest growing communities. The bright open concept main floor features 9-foot ceilings, durable laminate flooring, and a stunning designer kitchen complete with quartz countertops, two-tone cabinetry, soft-close drawers, breakfast bar seating, and sleek Samsung stainless steel appliances. The striking blue cabinetry with gold hardware adds a refined and upscale touch. A convenient main-floor laundry area and 2-piece powder room enhance everyday functionality. Upstairs you'll find two spacious bedrooms, including a primary suite with a private 4-piece ensuite, an additional full bathroom, and a versatile desk nook perfect for working from home. Enjoy your covered balcony with BBQ gas line, plus the rare convenience of an oversized attached garage with extra storage and additional driveway parking, highly desirable features that set this townhome apart. With low condo fees and a location surrounded by rapid growth, this property offers excellent long-term potential. Seton continues to expand with major amenities including the South Health Campus, YMCA, Superstore, Cineplex, restaurants, and the future Green Line LRT station nearby -- a major infrastructure project expected to further enhance accessibility and future value. Located in the heart of Seton...

- Storage 15.42 Ft x 3.67 Ft
- Living room 10.75 Ft x 10.33 Ft
- Kitchen 10.83 Ft x 9.00 Ft
- Dining room 9.17 Ft x 4.00 Ft
- Foyer 11.25 Ft x 3.50 Ft
- Laundry room 3.50 Ft x 3.42 Ft
- 2pc Bathroom 4.92 Ft x 4.83 Ft

- Furnace 7.00 Ft x 3.08 Ft
- Other 11.17 Ft x 6.58 Ft
- Primary Bedroom 11.67 Ft x 10.83 Ft
- 3pc Bathroom 9.17 Ft x 4.92 Ft
- Bedroom 9.92 Ft x 9.75 Ft
- Other 3.50 Ft x 3.33 Ft
- 4pc Bathroom 7.83 Ft x 4.92 Ft

Listing Presented By:



Originally Listed by:
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