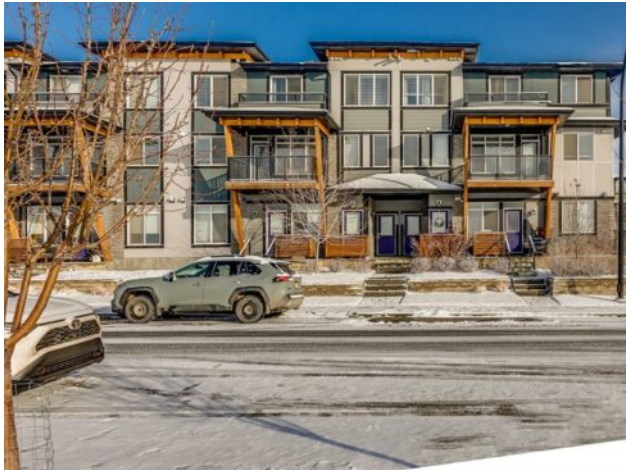


224 Seton Passage SE
Calgary, Alberta

MLS # A2202240



\$475,000

Division:	Seton		
Type:	Residential/Five Plus		
Style:	Townhouse-Stacked		
Size:	1,390 sq.ft.	Age:	2020 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.00 Acre		
Lot Feat:	Landscaped, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 250
Basement:	None	LLD:	-
Exterior:	Brick, Composite Siding	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions:	N/A
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Now priced to sell – this top-floor, corner-unit townhome in Seton is an absolute showstopper and won’t last long! Featuring one of the most preferred layouts in the complex, this 3-bedroom, 2.5-bathroom home offers a functional and spacious design that perfectly balances style and comfort. The open-concept layout is flooded with natural light from extra windows, exclusive to corner units, creating a bright and inviting atmosphere throughout. This home is loaded with high-end upgrades, including luxury vinyl plank flooring, elegant quartz countertops, a stylish tile backsplash, a full suite of upgraded appliances, and a sleek electric fireplace. The expansive kitchen, complete with an oversized island, flows seamlessly into the dining and living areas—perfect for both entertaining and everyday living. Enjoy two private balconies, including a sunny, south-facing patio ideal for relaxing or hosting. The attached single garage and ample street parking add everyday convenience. Set in the heart of Seton, one of Calgary’s fastest-growing communities, you’re just minutes from shops, restaurants, the YMCA, South Health Campus, and the future Green Line CTrain—making this an unbeatable location for professionals, families, or investors. With low condo fees, thoughtful design, premium finishes, and a motivated new price, this home is a rare opportunity. Book your showing today before it’s gone!