# $490,000 - 30, 138 Seton Passage Se, Calgary

MLS® #A2214303

**$490,000**

2 Bedroom, 3.00 Bathroom, 1,402 sqft
Residential on 0.03 Acres

Seton, Calgary, Alberta

Welcome to this beautifully upgraded end unit townhome, where modern elegance meets everyday comfort. From the moment you step inside, you'll be captivated by the clean lines, thoughtful upgrades, and bright, airy layout designed for today's lifestyle. The open-concept main floor is perfect for both relaxing and entertaining, seamlessly connecting the living, dining, and kitchen areas. The chef-inspired kitchen features stainless steel appliances, sleek quartz countertops, and modern cabinetry with convenient pull-out drawersâ€”an ideal combination of style and functionality. Flooded with natural light from expansive south and east-facing windows, the main living area is dressed with high-end custom blinds and exquisite draperies, creating a warm and welcoming atmosphere. Custom wallpaper adds a touch of contemporary charm and personality to the space. Upstairs, youâ€™ll find two stunning primary bedroomsâ€”each offering a private ensuite bathroom and walk-in closet complete with custom shelving and drawers. Whether you need a private space for guests, a roommate, or a stylish home office, the flexibility here is unmatched. Elegant upgraded spindles elevate the staircase, while upstairs laundry adds everyday convenience. Throughout the home, luxurious vinyl plank flooring delivers durability with a sophisticated finish. And yesâ€”this home comes equipped with central air conditioning for year-round comfort. Perfectly located just steps from

schools, the public library, YMCA, shopping, dining, and entertainment, this is more than just a homeâ€”it's a lifestyle upgrade.

Built in 2018

## Essential Information

| | |
|---|---|
| MLS® # | A2214303 |
| Price | $490,000 |
| Bedrooms | 2 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,402 |
| Acres | 0.03 |
| Year Built | 2018 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | 3 Storey |
| Status | Active |

## Community Information

| | |
|---|---|
| Address | 30, 138 Seton Passage Se |
| Subdivision | Seton |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3M 3A6 |

## Amenities

| | |
|---|---|
| Amenities | Park, Visitor Parking |
| Parking Spaces | 3 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

## Interior

| | |
|---|---|
| Interior Features | Built-in Features, Central Vacuum, Closet Organizers, Granite Counters, No Smoking Home, Open Floorplan |
| Appliances | Central Air Conditioner, Dishwasher, Dryer, Electric Range, Garburator, |

| | |
|---|---|
| | Microwave Hood Fan, Window Coverings |
| Heating | Forced Air |
| Cooling | Central Air |
| Basement | None |

## Exterior

| | |
|---|---|
| Exterior Features | Balcony, BBQ gas line, Courtyard |
| Lot Description | Backs on to Park/Green Space |
| Roof | Asphalt Shingle |
| Construction | Cement Fiber Board, Wood Frame |
| Foundation | Poured Concrete |

## Additional Information

| | |
|---|---|
| Date Listed | April 25th, 2025 |
| Days on Market | 7 |
| Zoning | M-1 |
| HOA Fees | 375 |
| HOA Fees Freq. | ANN |

## Listing Details

| | |
|---|---|
| Listing Office | eXp Realty |

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