

# \$469,900 - 30, 138 Seton Passage Se, Calgary

MLS® #A2214303

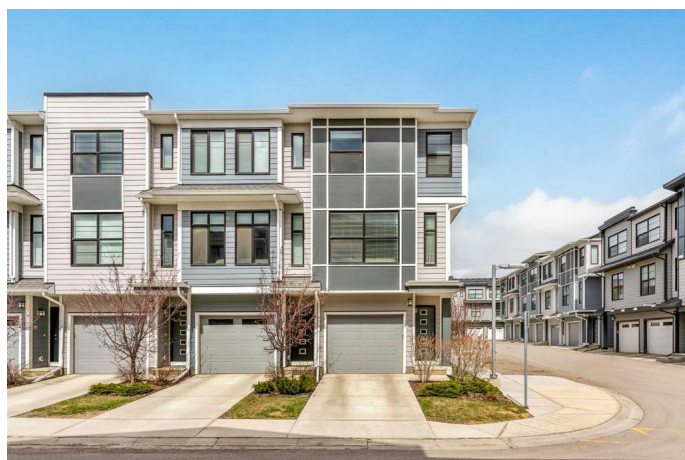
**\$469,900**

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 drawers—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, you'll find two stunning primary bedrooms—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 yes—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 home—it's a lifestyle upgrade.

Built in 2018

**Essential Information**

MLS® #	A2214303
Price	\$469,900
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	Visitor Parking, Park
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, Garburator, Microwave

	Hood Fan, Window Coverings, Electric Range
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	62
Zoning	M-1
HOA Fees	375
HOA Fees Freq.	ANN

## Listing Details

Listing Office	eXp Realty
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