

\$449,999 - 268 Seton Passage Se, Calgary

MLS® #A2247149

\$449,999

3 Bedroom, 3.00 Bathroom, 1,376 sqft
Residential on 0.00 Acres

Seton, Calgary, Alberta

Welcome to your new residence in the lively Seton community of Calgary! This exceptional END UNIT townhome spans over 1,376 sq ft, featuring a thoughtfully designed open-concept layout with sleek, modern finishes. Offering three spacious bedrooms, 2.5 bathrooms, and a Double attached garage, this property is ideal for investors eyeing a high-potential asset or first-time buyers searching for their perfect home. Building construction started in 2020 and buyers took possession in 2021 from the builder. The main floor offers a functional open-concept layout, featuring a spacious living room, dining area, and a stylish two-toned kitchen complete with stainless steel appliances, a large pantry, and a flat-top breakfast bar, perfect for everyday living and entertaining. Durable luxury vinyl plank flooring runs throughout the main level, which also includes a discreetly located 2-piece powder room for added convenience. Upstairs, you'll find three generously sized bedrooms, including a well-appointed primary suite with a full ensuite and a beautifully tiled shower. A second 4-piece bathroom and a convenient upper-floor laundry area complete the upper level. Enjoy not one, but two private outdoor living spaces, ideal for morning coffee or evening relaxation. The double attached garage offers secure parking and additional storage. Located in a prime spot within the community, this home is just steps from a wide array of amenities, including shops, services,



schools, sports fields, a dog park, skate park, pump track, and multiple playgrounds. It's also only minutes from the future HOA/community center, which will feature a splash park, skating rink, tennis courts, and gardens. The vibrant Seton Urban District is close by, offering access to the South Calgary Health Campus, Seton YMCA, and Seton Library. With quick access to both Deerfoot Trail and Stoney Trail, commuting in or out of the city is a breeze. Contact your favourite realtor today before this gem gets sold!

Built in 2020

Essential Information

MLS® #	A2247149
Price	\$449,999
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,376
Acres	0.00
Year Built	2020
Type	Residential
Sub-Type	Row/Townhouse
Style	Stacked Townhouse
Status	Active

Community Information

Address	268 Seton Passage Se
Subdivision	Seton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3A7

Amenities

Amenities	Parking, Snow Removal, Trash
-----------	------------------------------

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Washer
Heating	Forced Air
Cooling	None
Basement	None

Exterior

Exterior Features	Balcony
Lot Description	Other
Roof	Asphalt
Construction	Brick, Composite Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 8th, 2025
Days on Market	19
Zoning	M-1

Listing Details

Listing Office	First Place Realty
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.