

# \$295,000 - 41, 230 Seton Passage Se, Calgary

MLS® #A2260811

**\$295,000**

1 Bedroom, 1.00 Bathroom, 569 sqft

Residential on 0.00 Acres

Seton, Calgary, Alberta

Quiet Location and Parking for 2 cars with this unit! Attached Garage and a Long driveway like this one are hard to find. This bright main floor townhome is located minutes away from the Seton YMCA and south Calgary Health Campus. The inviting bright and open floor plan offers a good size living room, well appointed Kitchen with lots of cabinets and Light coloured Quartz Countertops that are accented by modern blue cabinets. Stainless Steel appliances add to the decore and the peninsula Island offers an eating bar for your convenience. With the 4 piece Bathroom, ample size Primary Bedroom and a second bedroom/den you have lots of lifestyle choices. A Laundry area/furnace room offers so much convenience to have in your home. You can enjoy direct access to you insulated garage on those cold days as well! There are lots of shops, restaurants and amenities within walking distance and you have excellent access to major roads. Do not miss your chance too get this property.

Built in 2021

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2260811  |
| Price      | \$295,000 |
| Bedrooms   | 1         |
| Bathrooms  | 1.00      |
| Full Baths | 1         |



**the cali**  
a magazine-worthy townhome

1 Bed | 1 Bath | Single Garage | 616 sq ft

**Main Floor Features**

The floor plan shows a layout with a front-facing living room (10'-10" x 12'-2") and a kitchen (10'-10" x 12'-2") with a peninsula island. To the left is a bedroom (10'-1" x 9'-4") and a den (8'-1" x 9'-4"). A bathroom (5'-11" x 7'-0") is located between the bedroom and living room. A laundry area/furnace room (10'-4" x 19'-5") is at the rear, accessible from the garage. A patio (10'-0" x 7'-0") is at the front. Other areas include a mechanical room and a linen closet.

**Why Rohit?**  
Our difference is in the designer details

Every element of our **Designer Interiors** has been added for a reason. From the light fixtures down to the hinges, everything in a Rohit Communities home works together so our customers can live in a space that looks amazing and makes everyday life easier through functional design. With over 30 years of experience building award-winning homes, we're pleased to offer designer homes that help everyone feel better about where they live.

Artist's rendering only. Construction only and are subject to change without notice. Comparisons are approximate and may vary in actual building. The guarantee is made that the facilities or features shown on this plan or layout will be of the same type, size or feature as shown on the plan or layout. All plans and specifications are subject to change without notice. As of April 1, 2021.

this home has been purposefully designed  
to help you feel better about where you live

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COMMUNITIES  
your designer homebuilder

|                |                   |
|----------------|-------------------|
| Square Footage | 569               |
| Acres          | 0.00              |
| Year Built     | 2021              |
| Type           | Residential       |
| Sub-Type       | Row/Townhouse     |
| Style          | Stacked Townhouse |
| Status         | Active            |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 41, 230 Seton Passage Se |
| Subdivision | Seton                    |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3M 3A7                  |

### Amenities

|                |                                                                                    |
|----------------|------------------------------------------------------------------------------------|
| Amenities      | Other, Parking, Visitor Parking                                                    |
| Parking Spaces | 2                                                                                  |
| Parking        | Driveway, Garage Door Opener, Single Garage Attached, Garage Faces Rear, Insulated |
| # of Garages   | 1                                                                                  |

### Interior

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, No Animal Home, No Smoking Home, Quartz Counters, Tankless Hot Water, Vinyl Windows              |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | High Efficiency, Forced Air, Natural Gas                                                                        |
| Cooling           | None                                                                                                            |
| Basement          | None                                                                                                            |

### Exterior

|                   |                                                      |
|-------------------|------------------------------------------------------|
| Exterior Features | BBQ gas line                                         |
| Lot Description   | Back Lane, Landscaped, Level, Underground Sprinklers |
| Roof              | Asphalt Shingle                                      |
| Construction      | Brick, Wood Frame, Composite Siding                  |
| Foundation        | None, Slab                                           |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 30th, 2025 |
| Days on Market | 39                   |
| Zoning         | M-1                  |
| HOA Fees       | 394                  |
| HOA Fees Freq. | ANN                  |

**Listing Details**

|                |                           |
|----------------|---------------------------|
| Listing Office | RE/MAX Landan Real Estate |
|----------------|---------------------------|



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