

\$479,000 - 8, 138 Seton Passage Se, Calgary

MLS® #A2262763

\$479,000

3 Bedroom, 3.00 Bathroom, 1,316 sqft
Residential on 0.02 Acres

Seton, Calgary, Alberta

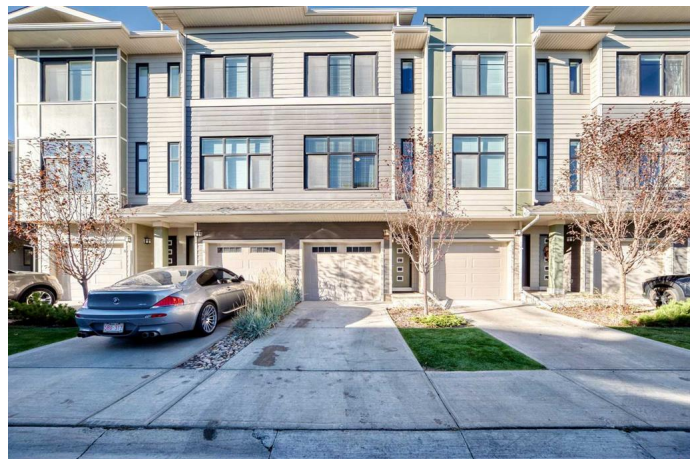
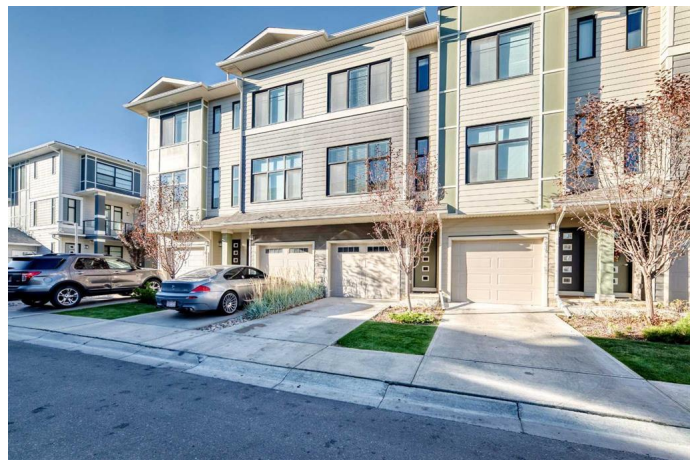
Welcome to this Fully Finished bright and stylish 3-bedroom, 2.5-bath townhome in the vibrant community of Seton. Offering over 1,315 sq. ft. of modern living space, this beautifully maintained home features an open-concept main floor—perfect for both everyday living and entertaining.

The kitchen stands out with its sleek white cabinetry, quartz countertops, stainless steel appliances, and a large island with seating. The spacious living and dining areas are filled with natural light from oversized windows and open onto a private balcony—ideal for your morning coffee or summer BBQs.

Upstairs, you™ll find two generously sized bedrooms, each complete with its own ensuite—perfect for roommates, guests, or a home office setup. A conveniently located laundry area completes the upper level. In the lower level you have a third bedroom / Den with separate entrance out the back.

Additional highlights include a main-floor powder room and an attached garage offering secure parking and extra storage.

Located just steps from the South Health Campus, YMCA, shopping, restaurants, and with easy access to major roadways, this home delivers unbeatable convenience in one of Calgary™s fastest-growing communities. Move in and enjoy everything Seton has to offer! Pet friendly



Built in 2019

Essential Information

MLS® #	A2262763
Price	\$479,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,316
Acres	0.02
Year Built	2019
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	8, 138 Seton Passage Se
Subdivision	Seton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3A6

Amenities

Amenities	Park
Parking Spaces	2
Parking	Driveway, Garage Door Opener, Insulated, Single Garage Attached
# of Garages	1

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
# of Stories	2

Has Basement	Yes
Basement	Partial

Exterior

Exterior Features	Courtyard
Lot Description	Backs on to Park/Green Space, Few Trees, Landscaped, Cul-De-Sac, Rectangular Lot
Roof	Asphalt
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 10th, 2025
Days on Market	2
Zoning	M-1
HOA Fees	430
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR 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.