

\$445,000 - 58, 138 Seton Passage Se, Calgary

MLS® #A2270870

\$445,000

2 Bedroom, 3.00 Bathroom, 1,281 sqft

Residential on 0.00 Acres

Seton, Calgary, Alberta

Welcome to this beautifully maintained executive townhome in vibrant Seton, completed in 2018 and featuring high-end finishes throughout. Offering 2 bedrooms, 2.5 bathrooms, and an attached tandem double garage, this home is the perfect blend of comfort, style, and convenience. Step inside to an inviting, open-concept main floor with 9-ft ceilings, luxury vinyl plank flooring, and upgraded lighting fixtures. The chef-inspired kitchen showcases granite countertops, stainless steel appliances, an upgraded French-door refrigerator, elegant tile accents, and ample cabinetry—ideal for both cooking and entertaining.

Relax in the spacious living and dining areas, or enjoy morning coffee on your quiet private balcony overlooking a beautifully landscaped garden area. A private front patio adds even more outdoor space. Upstairs, you'll find two generous bedrooms. The primary suite features a deluxe en-suite. Convenient upper-floor laundry with a washer and dryer is also included. Additional features include a central humidifier, venetian blinds, and warm, comfortable carpeting on the upper level. The attached tandem two-car garage offers plenty of parking and storage. Condo fees cover snow removal and yard maintenance, making for effortless living. Located in one of Calgary's fastest-growing and most walkable communities, this home is steps from Alberta South Health Campus, the world's largest YMCA, Cineplex VIP



Theatre, Calgary Public Library, major grocery stores, caf  s, banks, shops, and restaurants. Walking distance to Joane Cardinal-Schubert High School and future schools. Commuting is a breeze with easy access to Stoney Trail and Deerfoot Trail, plus excellent transit: bus route 406 right across the street and quick access to BRT 302 to downtown. This is your opportunity to own an exceptional home in an unbeatable location. Move-in ready and designed for modern living  don  t miss it!

Built in 2018

Essential Information

MLS�� #	A2270870
Price	\$445,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,281
Acres	0.00
Year Built	2018
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

Community Information

Address	58, 138 Seton Passage Se
Subdivision	Seton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3A6

Amenities

Amenities	Visitor Parking
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Parking Spaces	3
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Electric Range
Heating	Forced Air
Cooling	None
Basement	None

Exterior

Exterior Features	Balcony
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Cement Fiber Board
Foundation	Poured Concrete

Additional Information

Date Listed	November 19th, 2025
Zoning	M-1
HOA Fees	375
HOA Fees Freq.	ANN

Listing Details

Listing Office	Grand Realty
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