

# \$284,900 - 3106, 410 Seton Passage Se, Calgary

MLS® #A2199405

**\$284,900**

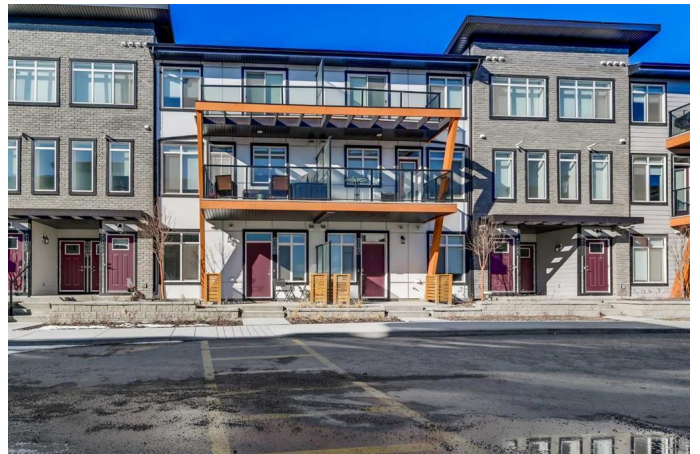
1 Bedroom, 1.00 Bathroom, 463 sqft

Residential on 0.00 Acres

Seton, Calgary, Alberta

First Time Home Buyers & Investors!!

Welcome to this well-kept, trendy, and cozy condo in the desirable neighbourhood of Seton in SW Calgary. This newer, stylish condo offers a fantastic opportunity to own a home in one of Calgary's most sought-after areas. With 1 bedroom 1 bathroom this condo offers versatility to suit your lifestyle. The exterior of the building is sure to impress, with great curb appeal that sets the tone for this fantastic property. Inside, the floorplan offers an open-concept design that flows seamlessly from the kitchen to the living room. The beautiful kitchen is appointed with a large pantry that provides ample storage space, while the stainless-steel appliances, quartz countertops, breakfast eat-up bar, 2-tone shaker-style cabinetry, and neutral subway-tiled backsplash create a modern and sophisticated look. The living room has south-facing windows that flood the room with natural light, creating a warm and inviting atmosphere that is perfect for relaxing or entertaining. The primary bedroom is a spacious and comfortable space that is perfect for unwinding after a long day. Enjoy the south-facing window that draws in lots of natural light, highlighting the neutral finishings and soft carpet. The bathroom is a sleek and modern space that features a quartz countertop and a modern-style tub/shower combo. Insuite stacked washer/dryer and a titled parking stall add to the convenience of this wonderful property. If you're looking for an



investment opportunity, this unit is versatile for either long term rental opportunities or short term rental as an Airbnb that sleeps can sleep 3. With high occupancy rates and the option to purchase this unit fully furnished, this is an excellent chance to generate added income while enjoying the benefits of owning a beautiful property in a desirable neighbourhood. This property also has affordable condo fees, making it a great option without breaking the bank. This condo is truly a must-see and is sure to impress. Book your showing and come on Buy!

Built in 2023

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2199405          |
| Price          | \$284,900         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 463               |
| Acres          | 0.00              |
| Year Built     | 2023              |
| Type           | Residential       |
| Sub-Type       | Row/Townhouse     |
| Style          | Stacked Townhouse |
| Status         | Active            |

**Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 3106, 410 Seton Passage Se |
| Subdivision | Seton                      |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3M 3T9                    |

**Amenities**

|           |                        |
|-----------|------------------------|
| Amenities | Trash, Visitor Parking |
|-----------|------------------------|

|                |       |
|----------------|-------|
| Parking Spaces | 1     |
| Parking        | Stall |

### Interior

|                   |                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Tray Ceiling(s), Vinyl Windows |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings                               |
| Heating           | Forced Air                                                                                                                  |
| Cooling           | None                                                                                                                        |
| Basement          | None                                                                                                                        |

### Exterior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Exterior Features | BBQ gas line, Courtyard, Private Entrance, Rain Gutters |
| Lot Description   | Few Trees, Front Yard, Landscaped, Paved                |
| Roof              | Asphalt Shingle                                         |
| Construction      | Brick, Composite Siding, Wood Frame                     |
| Foundation        | Poured Concrete                                         |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | March 5th, 2025 |
| Days on Market | 43              |
| Zoning         | M-1             |
| HOA Fees       | 394             |
| HOA Fees Freq. | ANN             |

### Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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