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208, 380 Seton Villas SE  
Calgary, Alberta

MLS # A2240721



\$440,500

Division:	Seton		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	950 sq.ft.	Age:	2025 (0 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Landscaped, Level, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 228
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: None

The "Davis" by Brookfield Residential at Brightside, located in the heart of Seton! This 2-bedroom, 2-bathroom townhome offers the perfect combination of convenience and comfort. Situated in a highly desirable neighborhood, it's just moments away from a wide range of amenities, making it an excellent choice for first-time homebuyers or investors. The thoughtfully designed home features an open-concept layout, complete with luxury vinyl plank flooring throughout the main living areas. Large west-facing windows allow the space to be filled with natural light, creating a bright and inviting atmosphere. The kitchen overlooks both the living and dining areas, making it ideal for hosting friends and family. It is well-sized, functional, and beautifully finished with stainless steel appliances, quartz countertops, full-height cabinetry, a chimney hood fan and a spacious peninsula island that provides additional seating and storage. Just off the dining area is a generous west-facing balcony, perfect for relaxing on summer evenings. The upper level offers two bedrooms and two full bathrooms. The primary bedroom (11'9" x 9'10") features large windows, a 3-piece ensuite bathroom, and a walk-in closet. The second bedroom also includes its own walk-in closet and a private 4-piece ensuite, providing additional comfort and privacy. A stacked laundry area is conveniently located on the upper level. The property is complete with a double attached garage, offering secure year-round parking and additional storage space. Additional upgrades include a rough-in for central air conditioning, pendant lighting in the kitchen, and upgraded tile extended above the acrylic tub/shower. Seton is a vibrant and fast-growing community with parks, playgrounds, the Seton Homeowners Association, and countless amenities all within walking distance. With easy access to major

roadways, this home presents an opportunity you don&rsquo;t want to miss. Please note: the photos provided are of a previous home and may not reflect the exact finishes of the property for sale, finishes may vary.