



GRASSROOTS
REALTY GROUP

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121, 380 Seton Villas SE
Calgary, Alberta

MLS # A2249376



\$445,000

Division:	Seton		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,084 sq.ft.	Age:	2024 (1 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 222
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions:	N/A
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Welcome to the Brubeck floorplan – a thoughtfully designed 2 bed, 2.5 bath townhouse with a single attached garage in the vibrant community of Seton. Offering 1083 sq. ft. of modern living, this home features an open-concept layout with luxury vinyl plank flooring, large west-facing windows, and a stylish kitchen with quartz countertops, upgraded stainless steel appliances, full-height cabinetry, and a spacious peninsula island. Upstairs, you’ll find two generous bedrooms, each with a walk-in closet and its own ensuite. The primary bedroom includes a private balcony, while a convenient laundry area completes the upper level. Additional highlights include central air-conditioning, upgraded tile, and a west-facing balcony off the dining area. Perfectly situated near parks, playgrounds, shops, and restaurants with easy access to major roadways, this home is ideal for first-time buyers or investors. Don’t miss this fantastic opportunity to own in one of Calgary’s fastest-growing communities!