



GRASSROOTS
REALTY GROUP

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20988 Seton Way SE
Calgary, Alberta

MLS # A2249443



\$242,521

Division:	Seton		
Type:	Residential/Five Plus		
Style:	Townhouse-Stacked		
Size:	441 sq.ft.	Age:	2025 (0 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Landscaped, Level, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 112
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Vinyl Windows		

Inclusions: N/A

Introducing Brightside by Brookfield Residential, located in the heart of Seton! This 1-bedroom, 1-bathroom END UNIT townhome offers the perfect combination of convenience and comfort. Current promotion includes FREE A/C supply and install! Situated in a highly desirable neighbourhood, it's just moments away from a wide range of amenities, making it an excellent choice for first-time homebuyers or investors. The 'Coltrane' model features a thoughtfully designed open-concept layout, complete with luxury vinyl plank flooring throughout the living spaces and bedroom (no carpet). The large west-facing windows at the front of the home invite abundant natural light, creating a bright and welcoming atmosphere all day long. The kitchen overlooks the living and dining areas, making it ideal for hosting friends and family. The kitchen is beautiful and functional, featuring stainless steel appliances, quartz countertops, full-height cabinets, and a pantry. The spacious peninsula island offers additional seating and storage options. The generous primary bedroom comes with a large closet and windows that look out onto the patio. A 4-piece bathroom and a utility room with in-suite laundry and extra storage complete the home, offering convenience and practicality. Additional features include a rough-in for central air conditioning and an upgraded tile extending above the acrylic tub/shower. Completing the unit is a title parking stall. Nestled in Seton, a vibrant new community, this townhome is within walking distance of parks, playgrounds, the Seton Homeowners Association, and numerous other amenities. With easy access to major routes, this property presents an opportunity that shouldn't be missed. Please note: The photos provided are of a previous home and may not represent the property for sale, finishes may vary.

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