



GRASSROOTS
REALTY GROUP

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229, 380 Seton Villas SE
Calgary, Alberta

MLS # A2273978



\$458,313

Division:	Seton		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,170 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Landscaped, Lawn, Level, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 283
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	None		

Welcome to the Armstrong by Brookfield Residential, now available in the vibrant, amenity-rich community of Seton. This thoughtfully designed townhome brings together upgraded finishes, efficient use of space and low-maintenance living, all in a brand-new home with full warranty coverage. Offering 3 bedrooms, 2.5 bathrooms and a private double attached garage, the Armstrong is an ideal fit for professionals, couples, young families or those looking to maximize comfort without compromising style. The main living level features a bright, open-concept layout that naturally draws you into the upgraded kitchen—showcasing full-height cabinetry with elegant crown and riser detailing, a chimney hood fan, quartz countertops, a generous island and an upgraded French-door refrigerator. Stainless-steel appliances, including a built-in microwave, complete this timeless and functional space. The kitchen flows effortlessly into the dining area and spacious living room, designed for both entertaining and everyday comfort. A wall of windows bathes the space in natural light throughout the day, enhancing the home's warm and welcoming atmosphere. Upstairs, the primary bedroom offers a peaceful retreat with a walk-in closet and private ensuite. Two additional bedrooms, a full bathroom and conveniently located upper-floor laundry complete the level, providing everything you need for modern, balanced living. This home has been enhanced with several thoughtful upgrades, including air-conditioning rough-in, a gas line to the BBQ, LVP flooring on the entry stairwell, and a curated package of interior selections upgrades that elevate the overall aesthetic and functionality. The lower level offers direct access to the insulated double attached garage, keeping your vehicle secure and protected year-round while providing additional storage space for bikes,

strollers, tools and more. For a limited time, this home also includes FREE condo fees for the first 2 years, adding exceptional value to an already impressive offering. With full builder warranty and Alberta New Home Warranty coverage, you can purchase with confidence and peace of mind. If you're seeking a brand-new, move-in-ready townhome in one of Calgary's fastest-growing communities, this is an outstanding opportunity. Please note: Photos are from a previous show home model and may not reflect the exact finishes of this home.