



**109, 380 Seton Villas SE
Calgary, Alberta**

MLS # A2285780



\$399,999

Division:	Seton		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,072 sq.ft.	Age:	2026 (0 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	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 246
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows		
Inclusions:	N/A		

Welcome to the Gillespie by Brookfield Residential - a beautifully designed townhome in the heart of Seton offering modern style, smart functionality, and exceptional value. Located at Brightside in Seton, this thoughtfully planned home delivers bright, open living spaces with quality finishes throughout. Featuring 2 bedrooms, 2.5 bathrooms, a flex space and nearly 1,100 ft² of interior living space + a large private balcony and single attached garage, this is the perfect townhouse for first time buyers, professionals, or investors wanting the ideal property in amenity-rich Seton. The main level features a spacious open-concept layout with large windows, durable luxury vinyl plank flooring, and a contemporary kitchen complete with quartz countertops, stainless steel appliances, full-height cabinetry, and a central peninsula that is perfect for casual meals or entertaining. The living and dining areas flow seamlessly, creating a comfortable space to relax or host friends. The private balcony is accessed off of the main living area and is complete with a BBQ gas line for everyday convenience as well as A/C rough-in - making central air-conditioning installation that much easier. The main level is completed by a two piece bathroom. On the upper level, you'll find two primary bedrooms with large closets and private ensuites. Primary bedroom one includes a private 3pc ensuite with walk-in shower and the second primary suite includes a private 4pc ensuite. Laundry is conveniently located on the upper level between both bedrooms for optimal accessibility. The dual primary design is perfect for investors renting to roommates or those wanting a home office space or guest bedroom in addition to their living area. The lower level of this expansive townhouse features a flex space at the walk-in level - making it the ideal space for a home gym, office space or TV area. The

Gillespie model includes private outdoor living spaces, an oversized attached garage, and additional storage - perfect for bikes, gear, and everything that comes with an active lifestyle. Seton offers unmatched walkability with the South Health Campus, YMCA, Cineplex, restaurants, and shops just minutes away. With quick access to Deerfoot and Stoney Trail, this location is ideal for professionals, first-time buyers, and investors alike. Purchase with peace of mind when buying a brand new home that includes builder warranty + Alberta New Home Warranty!