

\$440,500 - 208, 380 Seton Villas Se, Calgary

MLS® #A2240721

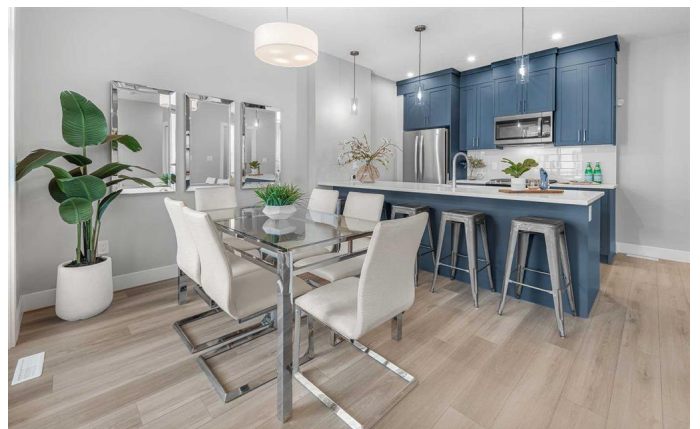
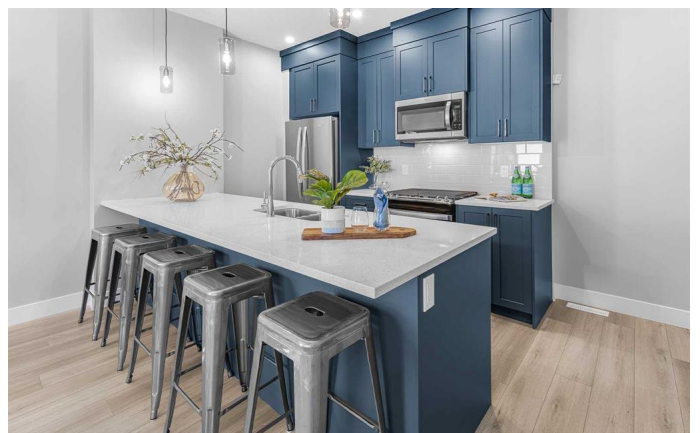
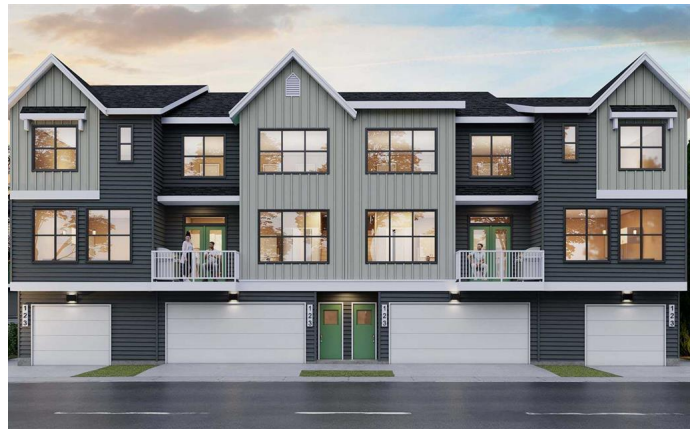
\$440,500

2 Bedroom, 3.00 Bathroom, 1,051 sqft

Residential on 0.00 Acres

Seton, Calgary, Alberta

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'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.

Built in 2025

Essential Information

MLS® #	A2240721
Price	\$440,500
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,051
Acres	0.00
Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	208, 380 Seton Villas Se
Subdivision	Seton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3T8

Amenities

Amenities	Other
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	No Animal Home, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	None
Basement	None

Exterior

Exterior Features	Other
Lot Description	Landscaped, Level, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 18th, 2025
Days on Market	15
Zoning	M-1
HOA Fees	375
HOA Fees Freq.	ANN

Listing Details

Listing Office	Charles
----------------	---------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.