



**283, 380 Seton Villas SE  
Calgary, Alberta**

**MLS # A2326073**

**\$414,500**



<b>Division:</b>	Seton		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,194 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Side By Side		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Close to Clubhouse		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 246
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Recessed Lighting, Vinyl Windows		

**Inclusions:** n/a

Welcome to this beautifully upgraded and air-conditioned townhouse in the vibrant and growing community of Seton. This house is only 2 year old and Offering approximately 1,194 sq. ft. of thoughtfully designed living space, this stylish 2-bedroom, 3-bathroom (2-ensuite) home is an excellent option for first-time buyers, downsizers, investors, or anyone looking for a modern low-maintenance property in a highly desirable southeast Calgary location. Step inside and you are welcomed by a bright, open-concept layout with contemporary finishes throughout. The main living area offers a comfortable and functional space for relaxing, entertaining, or working from home. The upgraded kitchen features quartz countertops, stainless steel appliances, modern cabinetry, and a clean, elegant design that makes everyday cooking and hosting easy. Both bedrooms are well-sized and designed for privacy and comfort. Each bedroom is complemented by its own bathroom and a walk-in closet, creating an ideal setup . The home also comes with air conditioning, adding extra comfort during the warmer Calgary months. One of the standout features of this property is the ATTACHED double garage (SIDE BY SIDE CAR PARKING), offering secure parking, additional storage, and everyday convenience. With upgraded finishes, functional space, and a fantastic Seton location, this townhouse delivers excellent value in one of Calgary’s most exciting communities. Located close to shopping, restaurants, parks, pathways, schools, transit, medical services, and major roadways, Seton offers a connected lifestyle with everything you need nearby. This is a wonderful opportunity to own a move-in-ready townhouse in a modern and amenity-rich community. Homeowners will have access to The Block by Seton which is a multi-purpose sports and social arena

exclusively for Seton residents. Facilities include pickle ball/tennis/badminton courts, indoor/outdoor basketball courts, splash pad, ice rink and more.