

# \$402,162 - 215, 380 Seton Villas, Calgary

MLS® #A2249448

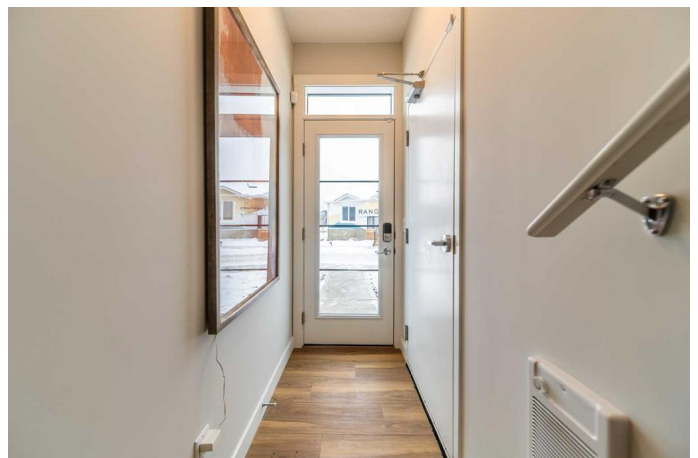
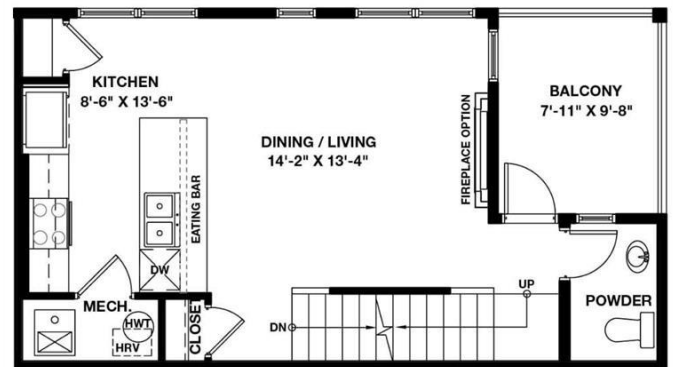
**\$402,162**

2 Bedroom, 3.00 Bathroom, 946 sqft

Residential on 0.00 Acres

Seton, Calgary, Alberta

The beautiful and brand new Brubeck townhome offers 2 bedrooms, 2.5 bathrooms, 2 balconies with west exposure and a private single attached garage! Current promotion for FREE A/C supply and install! At nearly 1,000 square feet of living space (RMS - 946, Builder - 1,032) this brilliantly designed townhouse features an open concept main level with a large kitchen complete with a suite of stainless steel appliances, pantry and large peninsula that provides additional seating. The kitchen overlooks the living and dining space that spans nearly 14'x14' feet, providing the perfect open space that is ideal for entertaining. Resilient vinyl plank flooring flows throughout the main living area, perfect for those with children and pets. A large private balcony, spanning nearly 8'x10' is off of the main level living area and is perfect for a BBQ space with seating. The main level is complete with a 2 pc powder room. The upper level of the home features an expansive primary bedroom with a large closet, private 3pc ensuite and its own private balcony! A large second bedroom with a walk-in closet and 4pc ensuite bathroom is the perfect guest room or home office space. The upper level is complete with a linen closet and laundry space. Completing this home is a private single attached garage that will keep your vehicle and valuables safe all year round. Located in the heart of Seton, within walking distance to countless amenities and the South Calgary Health Campus, this property is



perfect for first time buyers, those looking to downsize or investors. Alberta New Home Warranty + Builder warranty is included with the purchase of this brand new home - allowing you to purchase with peace of mind.

**\*\*Please note:** This property is under construction and nearing completion. Photos are from a show home model and are not an exact representation of the property and interior finishes will vary. Primary bedroom ceiling is not vaulted like shown in photos.

Built in 2025

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2249448      |
| Price          | \$402,162     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 946           |
| Acres          | 0.00          |
| Year Built     | 2025          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 215, 380 Seton Villas |
| Subdivision | Seton                 |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3M 3T8               |

**Amenities**

|                |                                      |
|----------------|--------------------------------------|
| Amenities      | Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 1                                    |

|              |                        |
|--------------|------------------------|
| Parking      | Single Garage Attached |
| # of Garages | 1                      |

### Interior

|                   |                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows |
| Appliances        | Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer, Range                      |
| Heating           | Forced Air                                                                              |
| Cooling           | Rough-In                                                                                |
| Basement          | None                                                                                    |

### Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Balcony, Private Entrance |
| Lot Description   | Back Lane, Landscaped     |
| Roof              | Asphalt Shingle           |
| Construction      | Wood Frame                |
| Foundation        | Poured Concrete           |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 18th, 2025 |
| Days on Market | 9                 |
| Zoning         | M-1               |
| HOA Fees       | 375               |
| HOA Fees Freq. | ANN               |

### Listing Details

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

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