

20988 Seton Way SE  
Calgary, Alberta

MLS # A2190365



**\$272,900**

<b>Division:</b>	Seton		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Bungalow		
<b>Size:</b>	441 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped, Level, Low Maintenance Landscape		

**Heating:** Forced Air

**Water:** -

**Floors:** Ceramic Tile, Vinyl Plank

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** \$ 111

**Basement:** None

**LLD:** -

**Exterior:** Wood Frame

**Zoning:** M-1

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Vinyl Windows

**Inclusions:** none

Introducing Brightside by Brookfield Residential, located in the heart of Seton! This 1-bedroom, 1-bathroom END UNIT 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 "Coltrane" model features a thoughtfully designed open-concept layout, complete with luxury vinyl plank flooring throughout the living spaces and bedroom (no carpet). The large west-facing windows at the front of the home invite abundant natural light, creating a bright and welcoming atmosphere all day long. The kitchen overlooks the living and dining areas, making it ideal for hosting friends and family. The kitchen is beautiful and functional, featuring stainless steel appliances, quartz countertops, full-height cabinets, and a pantry. The spacious peninsula island offers additional seating and storage options. The generous primary bedroom comes with a large closet and windows that look out onto the patio. A 4-piece bathroom and a utility room with in-suite laundry and extra storage complete the home, offering convenience and practicality. Additional features include a rough-in for central air conditioning and an upgraded tile extending above the acrylic tub/shower. Completing the unit is a title parking stall. Nestled in Seton, a vibrant new community, this townhome is within walking distance of parks, playgrounds, the Seton Homeowners Association, and numerous other amenities. With easy access to major routes, this property presents an opportunity that shouldn't be missed. Please note: The photos provided are of a previous home and may not represent the property for sale, finishes may vary.