

**6, 20830 Main Street SE**  
**Calgary, Alberta**

**MLS # A2307460**



**\$466,895**

<b>Division:</b>	Seton		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Townhouse-Stacked		
<b>Size:</b>	1,176 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 296
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	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, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** None

**LIMITED TIME PROMOTION:** Purchasers can choose 2 of 3 exclusive incentives: free A/C supply and installation, free condo fees for 2 years, or \$5,000 towards window coverings. Welcome to 6, 20830 Main Street SE - a beautifully designed, brand-new townhome by Brookfield Residential, located in the dynamic community of Seton within the sought-after Brightside on Main development. This Armstrong floorplan offers almost 1,200 sq. ft. of thoughtfully designed living space above grade, featuring 3 bedrooms and 2.5 bathrooms, along with a double attached garage - delivering the perfect balance of style, comfort, and functionality. Step inside to a bright and inviting main living area where the open-concept layout seamlessly connects the kitchen, dining, and living spaces. Designed for both everyday living and entertaining, this level is enhanced by southeast exposure, allowing natural light to fill the home throughout the day. The kitchen is a true focal point, featuring a chimney hood fan, gas range, upper cabinetry, and sleek finishes, complemented by stylish spindle railing and upgraded lighting, including a "flush mount in the living room. An electric fireplace adds warmth and ambiance, while a gas line to the BBQ makes outdoor cooking effortless from your private balcony. On the upper level, the home offers a well-designed layout with a spacious primary retreat, complete with a fully tiled shower with acrylic base in the ensuite. Two additional bedrooms and a full 4-piece bathroom provide flexibility for family, guests, or a home office, while a convenient upper-level laundry space enhances everyday functionality. Additional upgrades include luxury vinyl plank flooring on the entry stairwell, air conditioning rough-in, and carefully selected interior finishes throughout, ensuring a cohesive and modern design. The double attached garage provides secure

parking and additional storage, making this home as practical as it is stylish. Located in the heart of Seton, residents enjoy unmatched access to amenities including the South Health Campus, Seton YMCA, shopping, dining, and entertainment. With its walkable layout and vibrant energy, Seton offers a lifestyle centered around convenience and connection - making this home an exceptional opportunity for modern urban living. \*Please note: Property is under construction and photos are from a show home and may not reflect the exact finishes of the property for sale.